Renard U. Johnson
Mayor

Dionne Mack
City Manager

CITY COUNCIL
Alejandra Chávez, District 1
Josh Acevedo, District 2
Deanna Maldonado-Rocha, District 3
Cynthia Boyar Trejo, District 4
Ivan Niño, District 5
Art Fierro, District 6
Lily Limón, District 7
Chris Canales, District 8

# AGENDA FOR THE REGULAR COUNCIL MEETING

## July 22, 2025
## COUNCIL CHAMBERS, CITY HALL, 300 N. CAMPBELL AND VIRTUALLY
## 9:00 AM

### Teleconference phone number: 1-915-213-4096
### Toll free number: 1-833-664-9267
### Conference ID: 275-559-614#

Notice is hereby given that a Regular Meeting of the City Council of the City of El Paso will be conducted on July 22, 2025 at 9:00 A.M. Members of the public may view the meeting via the following means:

Via the City's website. http://www.elpasotexas.gov/videos
Via television on City15,
YouTube: https://www.youtube.com/user/cityofelpasotx/videos

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with Council during public comment, and regarding agenda items by calling the following number:

1-915-213-4096 or Toll free number: 1-833-664-9267

**At the prompt, please enter Conference ID: 275-559-614#**

**The public may sign up to speak on items on this agenda before the 9:00 AM deadline on the meeting day at the following links:**

**For Call to the Public:**

**https://app.smartsheet.com/b/form/dfad29e838da41fd86052bb264abd397**

**To Speak on Agenda Items:**

**https://app.smartsheet.com/b/form/7086be5f4ed44a239290caa6185d0bdb**

**9:00 A.M. PLEDGE OF ALLEGIANCE**

**Top Teens of America at the Invitation of City Representative Ivan Niño**
**Yuri Hendersen**
**Gina Williams**
**Tiyon Adams**
**Jasmine Bailey**
**Jayden Jackson**

## MAYOR'S PROCLAMATIONS

**Americans With Disabilities Act 35th Anniversary Awareness and Action Day**

**Tender Care's 5 Star Excellence Day**

**Big Boy Concessions Day**

**Best Visitor Information Center in Texas Day**

## 10:00 A.M. ROLL CALL

**A QUORUM OF THE CITY COUNCIL MUST BE PRESENT AT THIS TIME**

## INVOCATION BY THE MINISTRY COORDINATOR FOR THE EL PASO COUNTY SHERIFF'S OFFICE, AND CHAPLAIN EMERITUS FOR THE EL PASO POLICE DEPARTMENT, SAM FARAONE

## PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS

**Public comment on agenda items will begin at 10:00 a.m. Request to speak must be received by 9:00 a.m. on the day of the meeting.**

**Members of the public may choose to comment at 10:00 a.m. or at the time the item is heard, but not both.**

## CALL TO THE PUBLIC (CITY RELATED NON-AGENDA ITEMS)

**Call to the Public will begin at 10:00 a.m. Requests to speak must be received by 9:00 a.m. on the date of the meeting. Sixty minutes in total will be devoted for Call to the Public. This time is reserved for members of the public who would like to address the City Council on items that are not on the City Council Agenda.**

## NOTICE TO THE PUBLIC

All matters listed under the CONSENT AGENDA, including those on the Addition to the Agenda, will be considered by City Council to be routine and will be enacted by one motion unless separate discussion is requested by Council Members. Prior to the vote, members of the audience may ask questions regarding items on the consent agenda. When the vote has been taken, if an item has not been called out for separate discussion, the item has been approved. Council may, however, reconsider any item at any time during the meeting.

## CONSENT AGENDA - APPROVAL OF MINUTES:

**1.** Approval of the minutes of the Regular City Council Meeting of July 8, 2025. **25-859**

**All Districts**
City Clerk's Office, Laura D. Prine, (915) 212-0049

## CONSENT AGENDA - REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

**2.** REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS **25-92**

## CONSENT AGENDA - RESOLUTIONS:

**3.** That the Solid Waste liens on the attachment posted with this agenda be approved (see Attachment A). **25-821**

**Districts 1, 2, 4, 7, 8**
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

**4.** A Resolution approving a Detailed Site Development Plan for Lot 1, Block 367, Vista Del Sol Unit No. 80, 11409 Cedar Oak Drive, City of El Paso, El Paso, County, Texas pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-854**

The proposed detailed site development plan 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: 11409 Cedar Oak Dr.
Applicant: AMPTX Properties, LLC. PZDS24-00031

**District 7**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

**5.** A Resolution that the Taxpayer, JUAN A. REBOLLO, has met the requirements of Section 33.011 of the Texas Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(j)(1) of the Tax Code in the amount of $427.93, for the property with the following legal description: **25-850**

26 SUN RIDGE #7 LOT 8 (6195.00 SF)

**District 5**
Tax Office, Maria O. Pasillas, (915) 212-0106

**6.** A Resolution authorizing the City Manager to sign all contracts, contract amendments, and related documents between the City of El Paso and the State of Texas to receive an allocation of $484,430 in 2025-2026 Homeless Housing and Services Program (HHSP) funds from the Texas Department of Housing and Community Affairs (TDHCA). **25-857**

The Resolution also authorizes the Director of the Department of Community and Human Development (DCHD) to sign all contracts, amendments, and related documents between the City and agencies receiving sub-awards of the 2025-2026 HHSP funds, as well as all required certifications, performance reports, and related documentation.

**All Districts**
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673

**7.** Request that the Director of Purchasing & Strategic Sourcing is authorized to notify Ace Government Services, LLC that the City is terminating Contract No. 2024-0285 Janitorial Services for convenience, pursuant to Contract Clauses-Section 8A of this contract, due to contract being replaced to include a complete scope of work and four (4) Women, Infant, and Children (WIC) locations and that the termination shall be effective as of June 24, 2025. **25-863**

**All Districts**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Public Health, Veerinder Taneja, (915) 212-6500

## CONSENT AGENDA - BOARD RE-APPOINTMENTS:

**8.** Mark Wancho to the Open Space Advisory Board by Representative Chris Canales, District 8. **25-870**

Members of the City Council, Representative Chris Canales, (915) 212-0008

**9.** Christina Olivares to the AmeriCorps Seniors Advisory Council by Representative Deanna Maldonado-Rocha, District 3. **25-871**

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

**10.** Pifas Silva to the Greater El Paso Civic, Convention and Tourism Advisory Board by Representative Lily Limón, District 7. **25-896**

Members of the City Council, Representative Lily Limón, (915) 212-0007

**11.** Valerie M. Armendariz to the Tax Advisory Committee by Representative Chris Canales, District 8. **25-897**

Members of the City Council, Representative Chris Canales, (915) 212-0008

## CONSENT AGENDA - BOARD APPOINTMENTS:

**12.** Stephanie R. Gardea to the Historic Landmark Commission by Representative Art Fierro, District 6. **25-875**

Members of the City Council, Representative Art Fierro, (915) 212-0006

**13.** Sandra Olivar to the City Accessibility Advisory Committee by Representative Art Fierro, District 6. **25-895**

Members of the City Council, Representative Art Fierro, (915) 212-0006

## CONSENT AGENDA - APPLICATIONS FOR TAX REFUNDS:

**14.** That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than $2,500.00. (See Attachment B) **25-853**

**All Districts**
Tax Office, Maria O. Pasillas, (915) 212-0106

## CONSENT AGENDA - NOTICE FOR NOTATION:

**15.** For notation only, Special Projects, Discretionary fund expenditures, and P-Card Transactions for the period of May 21, 2025 - June 20, 2025, for Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff. **25-864**

**All Districts**

Office of Management and Budget, Sasho Andonoski, (915) 212-1092

## CONSENT AGENDA - NOTICE OF CAMPAIGN CONTRIBUTIONS:

## CONSENT AGENDA - REQUEST FOR PROPOSAL:

**Goal 2: Set the Standard for a Safe and Secure City**

**16.** The award of Solicitation 2025-0297R Domestic Terrorism Consultant to Porsena Solutions, LLC for a one (1) year term for an estimated amount of $90,000.00. This contract will allow the department to develop and implement a Homeland Security Exercise and Evaluation Program. **25-862**

**Contract Variance:**
No prior contract to compare.

| | |
|---|---|
| Department: | Fire |
| Award to: | Porsena Solutions, LLC |
| City & State: | Salt Lake City, UT |

| | |
|---|---|
| Item(s): | All |
| Initial Term: | 1 Year |
| Option Term: | N/A |
| Total Contract Time: | 1 Year |
| Annual Estimated Award: | $90,000.00 |
| Initial Term Estimated Award: | $90,000.00 |
| Option Term Estimated Award: | N/A |
| Total Estimated Award | $90,000.00 |
| Account(s) | 322 - 2720 - 22130 - 522150 - GT2225CDVE |
| | |
| Funding Source(s): | Homeland Security Grant Program |
| District(s): | All |

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to Porsena Solutions, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

**All Districts**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Fire, Chief Jonathan P. Killings, (915) 212-5665

## REGULAR AGENDA - FIRST READING OF ORDINANCES:

## INTRODUCTION OF ORDINANCES PURSUANT TO SECTION 3.9 OF THE EL PASO CITY CHARTER:

**Public comment typically is not taken during the first reading of ordinances. Public comments are invited at the date of the scheduled public hearing.**

Public Hearings will be held as part of the regular City Council meeting that begins at approximately 10:00 a.m. All interested persons present shall have an opportunity to be heard at that time. After the public hearings, Council may also delay taking action on Ordinances; no requirement is made by Section 3.9B of the El Paso City Charter to publish any further notice. Copies of all Ordinances are available for review in the City Clerk's office, 300 N. Campbell, Monday through Thursday, 7:00 a.m. to 6:00 p.m.

**17.** An Ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)) to update requirements for accessory dwelling units. The Penalty is as provided in Chapter 20.24 of the El Paso City Code. **25-848**

**All Districts**
Urban Planning and Design Division, Alex Hoffman, (915) 212-1564

Urban Planning and Design Division, Daniela Quesada, (915) 212-1826

**PUBLIC HEARING WILL BE HELD ON AUGUST 19, 2025**

**18.** An Ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions). The Penalty is as provided in Chapter 20.24 of the El Paso City Code. **25-851**

**All Districts**
Urban Planning and Design Division, Alex Hoffman, (915) 212-1564
Urban Planning and Design Division, Daniela Quesada, (915) 212-1826

**PUBLIC HEARING WILL BE HELD ON AUGUST 19, 2025**

**19.** An Ordinance amending Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards) and Section 070 (Parking Reductions) to remove off-street parking requirements for development located in certain areas of the city. The penalty is as provided in Chapter 20.24 of the El Paso City Code. **25-852**

**District 8**
Urban Planning and Design Division, Alex Hoffman, (915) 212-1564

**PUBLIC HEARING WILL BE HELD ON AUGUST 19, 2025**

**20.** An Ordinance granting Special Permit No. PZST24-00012, to allow for a professional office use and 100% parking reduction on the property described as being the East 30 feet of the West 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, 509 Rio Grande Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code. **25-855**

The proposed special permit 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: 509 Rio Grande Avenue
Applicant: Anthony and Jessica Mendez, PZST24-00012

**District 8**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

**PUBLIC HEARING WILL BE HELD ON AUGUST 19, 2025**

**21.** An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.04 (Boards, and Commissions and Committees Generally) to rename and amend Section 2.04.010 (Meetings-Excessive Absences) to remove references of excessive absences, Section be renamed "Uniform Bylaws," and require Boards and Commissions to adopt the City's Uniform Bylaws; to amend Section 2.04.020 (Meetings-Minutes-Recordkeeping Requirements) to update the requirements of recordkeeping meeting minutes. **25-837**

**All Districts**
City Clerk's Office, Laura D. Prine, (915) 212-0049

**PUBLIC HEARING WILL BE HELD ON AUGUST 5, 2025**

**22.** An Ordinance repealing Ordinance 008961 which enacted the City Accessibility Advisory Committee, and repealing Ordinance 017082 and Ordinance 011469 which amended the City Accessibility Advisory Committee. **25-873**

**All Districts**
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673
City Attorney's Office, Joyce Garcia, (915) 212-0033

**PUBLIC HEARING WILL BE HELD ON AUGUST 5, 2025**

**23.** An Ordinance amending Title 3 (Revenue and Finance) of the El Paso Municipal Code, Chapter 3.04 (Property Taxes) by amending Section 3.04.040 (Exemption - Residence Homestead) to Increase the Ad Valorem Property Tax Exemption for individuals who qualify under the current Code. **25-868**

**All Districts**
City Manager's Office, Robert Cortinas, (915) 212-1067

**PUBLIC HEARING WILL BE HELD ON AUGUST 5, 2025**

## REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

**24.** An Ordinance changing the zoning of Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, City of El Paso, El Paso County, Texas from R-2/spc (Residential/special protective condition) to C-1 (Commercial) and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-732**

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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZRZ25-00007

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

**25.** An Ordinance releasing all conditions placed on property by Ordinance No. 9332 which changed the zoning of Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-733**

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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZCR25-00001

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections Blanca Perez, (915) 212-1561

**26.** An Ordinance changing the zoning of all of Lots 58 and 59, save and except a portion thereof, Block 3, Lafayette Place, 525 Lafayette Drive, City of El Paso, El Paso County, Texas from R-3 (Residential) to A-2 (Apartment), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-734**

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: 525 Lafayette Drive
Applicant: MVG Limitless Group, LLC. PZRZ25-00006

**District 3**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

**27.** An Ordinance changing the zoning of Tracts 1 and 2, SA & MGRR Surveys No. 268, 341 Thorn Avenue, City of El Paso, El Paso County, Texas Parcel 1 from R-3 (Residential) to C-1 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-735**

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: 341 Thorn Avenue
Applicant: Abdolkarim Saadatkhah, Conde, Inc. PZRZ25-00001

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

**28.** An Ordinance changing the zoning of Tract 1F2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2A (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-740**

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: South of Abe Goldberg Dr. and East of Kings River Pl.
Applicant: Alejandro, Erika, David, and Margarita Pinedo, PZRZ24-00031

**District 1**

Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

**29.** An Ordinance changing the zoning of a portion of Block 8, Castner Range Subdivision No. 1, City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-3 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-741**

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: 9909 Kenworthy St.
Applicant: FirstLight Federal Credit Union, PZRZ25-00004

**District 4**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

**30.** An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.30 (Construction Board of Appeals); Section 2.30.020 (Appointment); Section 2.30.030 (Membership and Terms); Section 2.30.040 (Quorum and Voting); Section 2.30.050 (Secretary of the board); Section 2.30.060 (Powers); Section 2.30.070 (Appeals); and Section 2.30.080 (Procedures of the board) to dissolve the Construction Board of Appeals and reorganize into a new chapter 2.30 Titled Construction Appeals. **25-763**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**31.** An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.92 (Ethics), Section 2.92.060 (Restriction for Former City Officers and Employees) of the El Paso City Code to remove reference to the Construction Board of Appeals. **25-764**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**32.** An Ordinance amending Title 9 (Health and Safety), Chapter 9.52 (Fire Prevention Code), Section 9.52.030.16 (Section 111.1 Board of Appeals established, amended) of the El Paso City Code, to perform the following: amend Section 111.1 (Board of Appeals) to replace Construction Board of Appeals with appeals officer; and Section 9.52.110.4 (section 3201.1.4, appeals, added), of the El Paso City Code to perform the following: amend section 3201.1.4 (Appeals) to replace Construction Board of Appeals with appeals officer. **25-765**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117

City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**33.** An Ordinance amending Title 13 (Streets, Sidewalks and Public Places), Chapter 13.04 (Street and Sidewalk Construction and Maintenance), Section 13.04.010 (Sidewalk and Curb Permit Required), Paragraph A of the El Paso City Code to perform the following: amend Section 13.04.010 to replace Construction Board of Appeals with appeals officer; and Chapter 13.08 (Excavations), Section 13.08.120 (Appeal) of the El Paso City Code to perform the following: amend Section 13.08.120 to replace Construction Board of Appeals with appeals officer. **25-766**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**34.** An Ordinance amending Title 15 (Public Services), Chapter 15.20 (Stormwater Management), Section 15.20.110 (Stormwater Discharge from Construction Activities), Paragraph A to replace Construction Board of Appeals with appeals officer. **25-767**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**35.** An Ordinance amending Title 17 (Housing), Chapter 17.04 (Housing Code Adopted), Section 17.04.070 (Section 107 Amended-Appeals) of the El Paso City Code to perform the following: amend section 170.04.070 (Section 107 Amended-Appeals) to replace Construction Board of Appeals with appeals officer. **25-768**

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**36.** An Ordinance amending Title 18 (Building and Construction), Chapter 18.02 (Building and Construction Administrative Code); Chapter 18.08 (Building Code); Chapter 18.18 (Outdoor Lighting Code); Chapter 18.44 (Grading); Chapter 18.46 (Landscape); and Chapter 18.60 (Flood Damage Prevention) of the El Paso City Code to perform the following: amend Section 18.02.105.27 (Appeals to the Construction Board of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.107.15.5 (Third Party Service Provider Audit Process) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.111.13 (Appeals to the Construction Board of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.080 Section 501.2.4 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.140 Section 1101.4 (Variances) to replace Construction Board of Appeals with appeals officer; amend Section 18.18.380 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.44.120 (Appeals) to replace Construction Board of Appeals with appeals officer amend Section **25-769**

18.46.310 (Appeals), Paragraph A to replace Construction Board of Appeals with appeals officer; and amend Section 18.60.180 (Development Permit Procedures) Section C Paragraphs 1, 2, 3 and 7 to replace Construction Board of Appeals with appeals officer.

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

**37.** An Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), of the El Paso City Code; to add Item: Subsection Zone X: No Parking, 8:00 am to 5:00 pm, Monday through Friday; and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII Restrictions on Parking in Residential Districts), Subsection Zone X (No Parking, 8:00 am To 5:00 pm, Monday through Friday), of the El Paso City Code; to add Items: 1.1600 Block of N. Kansas Street, between E. Schuster Avenue and E Crosby Avenue, West Side only, 2. 1600 Block of N Kansas Street, from E. Schuster Avenue to a Point 180 feet South of E. Schuster Avenue, East Side only., 3. 400 Block of E. Crosby Avenue, Between the alley East of N. Kansas Street and N. Campbell Street, North Side only., 4. 400 Block of E. Crosby Avenue, between N. Kansas Street and N. Campbell Street, South Side only, 5. 500 Block of East Crosby Avenue, between N. Campbell Street and N. Florence Street, North Side only, 6. 500 Block of E. Crosby Avenue, between the alley east of N. Campbell Street and N. Florence Street, South Side only, 7. 1600 Block of N. Florence Street, From 115 feet South of E. Schuster Avenue to E. Crosby Avenue, West Side only, 8. 1600 Block of N. Florence Street, between E. Schuster Avenue and E. Crosby Avenue, East Side only, 9.1600 Block of N. Campbell Street, between E. Schuster Avenue and E. Crosby Avenue, West Side only, and 10. 1600 Block of N. Campbell Street, from a point 170 feet South of E. Schuster Avenue to E. Crosby Avenue, East Side only. The penalty being provided in Chapter 12.88 of the El Paso City Code. **25-804**

**District 8**
Streets and Maintenance, Randy Garcia, (915) 212-7005

**38.** An Ordinance amending Title 12 (Vehicles and Traffic),Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), to add Subsection Zone Y: No Parking Any Time, Decal Required, of the El Paso City Code, to add Item 1: 6629 McFarland Avenue to 6765 McFarland Avenue, both sides; to add Item 2: 300 Del Palmar Court to 309 Del Palmar Court, both sides; to add Item 3: 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides; to add Item 4. 6601 La Puesta Drive to 6765 La Puesta Drive, both sides; to add Item 5: 6700 Ixtapa Place to 6765 Ixtapa Place, both sides; to add Item 6: 300 McFarland Circle to 312 McFarland Circle, both sides; the penalty being provided in Chapter 12.88 of the El Paso City Code. **25-805**

**District 1**
Streets and Maintenance, Randy Garcia, (915) 212-7005

**39.** An Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), of the El Paso city Cod; to ADD ITEM: Subsection T. Speed limits on Martin Luther King Jr. Boulevard (FM3255); and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), Subsection T (Speed limits on Martin Luther King Jr. Boulevard (FM3255)), of the El Paso City Code; to ADD ITEMS: 1. 45 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from Loma Real Avenue to Gateway South Boulevard, 2. 55 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from a Point 3.05 Miles South of State Line to Loma Real Avenue, 3. 65 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from State Line to a Point 3.05 Miles South. **25-806**

**District 4**
Streets and Maintenance, Randy Garcia, (915) 212-7005

## REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

**40.** **25-856**

Discussion and action on the award of Solicitation 2025-0398 EPIA Terminal Roof Repairs to AZTEC CONTRACTORS, INC. for a total estimated amount of $3,321,150.00. This project consists of replacement of the middle section and failing part of the airport terminal roof.

| | |
|---|---|
| Department: | El Paso International Airport |
| Award to: | AZTEC CONTRACTORS, INC |
| City & State: | El Paso, TX |
| Item(s): | Base Bid I |
| Contract Term: | 180 Consecutive Calendar Days |
| Base Bid I: | $3,321,150.00 |
| Total Estimated Award: | $3,321,150.00 |
| Account(s): | 562-3010-62335-580270-PAP25TRFIMP<br>562-3080-62335-580270-PAP25TRFIMP |
| Funding Source(s): | Federal Aviation Administration AIP Supplemental Grant<br><br>Airport Enterprise |
| District(s): | 3 |

The Purchasing & Strategic Sourcing, El Paso International Airport and Capital Improvement Departments recommend award as indicated to AZTEC CONTRACTORS, INC the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make

changes to the prices and are within the appropriate budget.

**District 3**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 212-7325

## REGULAR AGENDA - OTHER BUSINESS:

**41.** Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to: **25-861**

1. Transfer remaining funds from completed Top 50 Arterials - Community Progress Bond projects and Master Plan, to ongoing, over-budget projects: Geronimo, Shadow Mountain, Lee Trevino, Sunland Park.

2. Transfer budget from the Master Arterial Project to Airport Reconstruction project.

3. Set up budget from Investment Interest for City of El Paso Zoo's South American Pavilion.

4. Set up budget for Central Flat Fields from Investment Interest from 2020 Capital Fund Plan.

**All Districts**
Office of Management and Budget, Sasho Andonoski, (915) 212-1092
Streets and Maintenance, Randy Garcia, (915) 212-7005
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
El Paso Zoo, Joe Montisano, (915) 212-2800

**42.** Discussion and action to request that the City Council approves a deductive change order in the amount of $453,371.60 to ZTEX Construction, Inc., for Contract No. 2024-0472 Traffic Signals Improvements. The original contract amount was $2,557,478.40. The new contract amount is $2,104,106.80. There is no change in contract time resulting from this change order. The City Manager, or designee, is authorized to execute any documents necessary to carry out this deductive change order. [POSTPONED FROM 06-24-2025] **25-730**

**District 1**
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

**43.** Discussion and action to authorize the City Manager to submit a letter of support for the Draft 2026 Unified Transportation Program (UTP), including the proposed authorization of $150 million for SS 320 Borderland Expressway Phase 3 - El Paso (Category 12: Strategic Priority). **25-874**

**All Districts**
Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

## EXECUTIVE SESSION

The City Council of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the City Council of the City of El Paso may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act and the Rules of City Council.) The City Council will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

| | |
|---|---|
| Section 551.071 | CONSULTATION WITH ATTORNEY |
| Section 551.072 | DELIBERATION REGARDING REAL PROPERTY |
| Section 551.073 | DELIBERATION REGARDING PROSPECTIVE GIFTS |
| Section 551.074 | PERSONNEL MATTERS |
| Section 551.076 | DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS |
| Section 551.087 | DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS |
| Section 551.089 | DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING |

## ADJOURN

**NOTICE TO THE PUBLIC:**

Sign Language interpreters are provided for Regular City Council Meetings. If you need Spanish Interpretation Services, please email CityClerk@elpasotexas.gov by 12:00 p.m. on the Friday before the meeting.

Si usted necesita servicios de interpretación en español, favor de enviar un correo electrónico a CityClerk@elpasotexas.gov a mas tardar a las 12:00 p.m. del viernes previo a la fecha de la junta.

**ALL REGULAR CITY COUNCIL AGENDAS ARE PLACED ON THE INTERNET ON THURSDAY PRIOR TO THE MEETING AT THE ADDRESS BELOW:**

http://www.elpasotexas.gov/

**File #:** 25-859, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
City Clerk's Office, Laura D. Prine, (915) 212-0049

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Approval of the minutes of the Regular City Council Meeting of July 8, 2025.

**RENARD U. JOHNSON**
MAYOR

**DIONNE MACK**
CITY MANAGER

**CITY COUNCIL**
ALEJANDRA CHÁVEZ, DISTRICT 1
JOSH ACEVEDO, DISTRICT 2
DEANNA MALDONADO-ROCHA, DISTRICT 3
CYNTHIA BOYAR TREJO, DISTRICT 4
IVAN NIÑO, DISTRICT 5
ART FIERRO, DISTRICT 6
LILY LIMÓN, DISTRICT 7
CHRIS CANALES, DISTRICT 8

# MINUTES FOR REGULAR COUNCIL MEETING

**July 8, 2025**
**COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY**
**9:00 AM**

## 9:00 AM PLEDGE OF ALLEGIANCE

**Americas High School at the Invitation of City Representative Lily Limón**

**Rodolfo Garcia IV**

## MAYOR'S PROCLAMATIONS

**El Paso Matters Day**

**International Chihuahuan Desert Celebration Day**

**Knight Time Cheer Magic**

**Texas House of Representatives Committee on Criminal Jurisprudence Day**

## 10:00 AM ROLL CALL

The City Council of the City of El Paso met on the above time and date. Meeting was called to order at 10:01 a.m. Mayor Renard Johnson was present and presiding and the following Council Members answered roll call: Alejandra Chávez, Josh Acevedo, Ivan Niño, Art Fierro, and Lily Limón. Late arrival: Deanna Maldonado-Rocha at 10:35 a.m. Cynthia Boyar Trejo and Chris Canales requested to be excused.

## INVOCATION BY EL PASO POLICE SENIOR CHAPLAIN DAVID MAYFIELD

## CALL TO THE PUBLIC (CITY RELATED NON-AGENDA ITEMS):

The following members of the public commented:

1. Ms. Anna Maria Rosales
2. Mr. Eddie Chavez, Jr.
3. Ms. Elizabeth Crawford
4. Ms. Claudia Contreras Siller
5. Mr. Frank Tizeno
6. Mr. Max Grossman

7. Mr. Luis Ruiz

……

**PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS**

……

There was no public comment for agenda items.

……

**NOTICE TO THE PUBLIC**

……

*Motion made, by Mayor Pro Tempore Chávez, seconded by Representative Niño, and unanimously carried to **APPROVE, AS REVISED,** all matters listed under the Consent Agenda unless otherwise noted. (Items approved, postponed, or deleted pursuant to the vote on the Consent Agenda will be shown with an asterisk {*}.

AYES: Representatives Chávez, Acevedo, Niño, Fierro, and Limón
NAYS: None
NOT PRESENT FOR THE VOTE: Representative Maldonado-Rocha
ABSENT: Representatives Boyar Trejo and Canales

……

**1.** *Motion made, seconded, and unanimously carried to **APPROVE** the minutes of the Regular City Council Meeting of June 24, 2025 and the Work Session of June 23, 2025.

……

**CONSENT AGENDA – REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:**

……

**2.** ***Motion made, seconded, and unanimously carried to **EXCUSE** Representatives Cynthia Boyar Trejo and Chris Canales from the July 8, 2025 Regular City Council Meeting.

……

**CONSENT AGENDA – RESOLUTIONS:**

……

**3.** ***R E S O L U T I O N**

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

That the City Manager be authorized to sign a Ground Lease between the City of El Paso and Dick Poe Motors, L.P., for the following described property:

A portion of Lots 4, 5, and 6, Block 5, El Paso International Airport Tracts, Replat of Unit 4, City of El Paso, El Paso County, Texas.

……

**4.** ***R E S O L U T I O N**

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

That the City Manager be authorized to sign a Boeing Business District Ground Lease between the City of El Paso and Hospice of El Paso, Inc., for the following described property:

A 70,939.069 square foot parcel of land, more or less, being the south half of the easterly 54.00 feet of Lot 4 and also the south half of Lots 5 and 6, Block 10, El Paso International Airport Tracts, Unit 7, City of El Paso, El Paso County, Texas, municipally known and numbered as 8515 Lockheed Dr., El Paso, Texas.

……

**5.** **R E S O L U T I O N**

**WHEREAS,** pursuant to Section 33.011(a)(1) of the Texas Tax Code ("Tax Code"), the governing body of a taxing unit shall waive penalties and may provide for the waiver of interest on a delinquent tax if an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district caused or resulted in the taxpayer's failure to pay the before delinquency date and if the tax is paid not later than the 21st day after the taxpayer knows or should know of the delinquency; and

**WHEREAS,** pursuant to Section 33.011l(d) a request for waiver of penalties and interest pursuant to Section 33.011(a)(1) must be made before the 181st day after the delinquency date; and

**WHEREAS,** pursuant to Section 33.011(d) of the Tax Code, taxpayer, Ernest G. Escamilla ("Taxpayer") requested a waiver of penalties and interest on May 21, 2025, before the 181st day after the delinquency date, in the amount of $824.77 for the 2024 delinquent taxes for the property with the following legal description:

7 THREE HILLS LOT 14 (8118 SQ FT)

**WHEREAS,** the Taxpayer submits evidence sufficient to show that an act or omission of an officer, employee, or agent of the taxing unit or the appraisal district caused or resulted in the taxpayer's failure to pay the before delinquency date and if the tax is paid not later than the 21st day after the taxpayer knows or should know of the delinquency.

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

**THAT** the Taxpayer, Ernest G. Escamilla, has met the requirements of Section 33.011 of the Tax Code for the request of waiver of penalties and interest, and the City waives the penalty and interest amount on the 2024 delinquent taxes, pursuant to Section 33.011(a)(1) of the Tax Code, in the amount of $824.77 for the property with the following legal description:

7 THREE HILLS LOT 14 (8118 SQ FT)

……..…….

**6. R E S O L U T I O N**

**WHEREAS**, on September 1, 2023, the Texas Department of State Health Services (“DSHS”) and the City of El Paso (“City”) entered into an Interlocal Agreement (“Interlocal”) pursuant to Chapter 791 of the Texas Government Code; and

**WHEREAS**, pursuant to the Interlocal, City provides DSHS with laboratory analyses of milk samples in exchange for a fee paid by DPHS; and

**WHEREAS**, the parties desire to exercise their option to renew the Interlocal and to extend its expiration date to August 31, 2026; and

**WHEREAS**, the parties desire to amend the Interlocal to add $34,750.00 for State Fiscal Year 2026, and accordingly increase total not-to-exceed amount to be paid to the City to $104,250.00; and

**WHEREAS**, the parties agree to revise the DSHS “Contract Affirmations” to replace Attachment B-1 with Attachment B-2** and Attachment C with Attachment C-1**.

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

**THAT** the Mayor is authorized to sign the Amended Interlocal Agreement between the City of El Paso and DSHS.

**Attachments available at the City Clerk's Office.

……

**CONSENT AGENDA – BOARD RE-APPOINTMENTS:**

……

**7.** *Motion made, seconded, and unanimously carried to **RE-APPOINT** Joe Garibay to the Open Space Advisory Board by Representative Cynthia Boyar Trejo, District 4.

……

**8.** *Motion made, seconded, and unanimously carried to **RE-APPOINT** Tess Passero to the Animal Shelter Advisory Committee by Mayor Renard U. Johnson.

……

**9.** *Motion made, seconded, and unanimously carried to **RE-APPOINT** Chris Canales to the Animal Shelter Advisory Committee by Mayor Renard U. Johnson.

……

**CONSENT AGENDA – APPLICATIONS FOR TAX REFUNDS:**

……

**10.** *Motion made, seconded, and unanimously carried to **APPROVE** the tax refunds listed below:

1. Douglas Alorgbey, in the amount of $11,245.01, made an overpayment on January 31, 2025 of 2024 taxes. (Geo. # C545-999-0050-0600)

2. Corelogic Tax Services LLC, in the amount of $3,714.30 made an overpayment on December 18, 2024 of 2024 taxes. (Geo. #E014-999-1200-1600)

3. Jouse Toledano Jr, in the amount of $4,977.54, made an overpayment on January 28, 2025 of 2024 taxes. (Geo. #S505-000-0010-0400)

4. Citiso Investments LLC, in the amount of $14,376.02, made an overpayment on August 31, 2024 of 2024 taxes. (Geo. #X007-999-0000-0002)

……

**11.** ***R E S O L U T I O N**

**WHEREAS,** pursuant to Section 31.11 (c) of the Texas Code an application for a refund must be made within three (3) years after the date of the payment or the taxpayer waives the right to the refund; and

**WHEREAS,** pursuant to Section 31.11 (c-1) the governing body of the taxing unit may extend the deadline for a single period not to exceed two years on a showing of good cause by the taxpayer; and

**WHEREAS,** taxpayer, Samuel Castillo ("Taxpayer") has applied for a refund with the tax assessor for their 2021 property taxes that were overpaid on January 31, 2022 in the amount of $233.30 for all taxing entities; and

**WHEREAS,** City Council may extend the deadline for the Taxpayer's application for the overpayment of the 2021 taxes for a period not to exceed two years on a showing of good cause by the taxpayer; and

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

THAT THE City finds that Samuel Castillo showed a good cause to extend the deadline to apply for a refund of the overpayment of the 2021 taxes and the tax refund in the amount of $233.30 is approved.

……

**CONSENT AGENDA - NOTICE OF CAMPAIGN CONTRIBUTIONS:**

……

**12.** *Motion made, seconded, and unanimously carried to **NOTE** pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chavez in the amount of $5,000 from Stanley Jobe.

……

**13.** *Motion made, seconded, and unanimously carried to **NOTE** pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Art Fierro in the amounts of $250 from Brent Harris, $1,000 from Lane Gaddy, $1,000 from Raymond Palacios, $1,000 from Miguel Fernandez, $500 from Kelly Tomblin, $2,500 from Richard Aguilar, $200 from Richard Porras, $3,000 from Fred Loya, $1,000 from Ted Houghton, $1,000 from Ed Escudero, $2,500 from Robert L. Bowling IV, $2,500 from Randall J Bowling, $750 from Howard Enlow, $750 from Rachel B Harracksingh, $1,000 from Stanley P. Jobe, $300 from Joseph Moody Campaign, $500 from Renard Johnson, and $2,500 from Douglas A. Schwartz.

……

**REGULAR AGENDA – FIRST READING OF ORDINANCES:**

……

Motion made by Representative Limón, seconded by Representative Fierro, and unanimously carried that the following Ordinances, having been introduced pursuant to Section 3.9 of the El Paso City Charter, be **ADVERTISED** for public hearing:

AYES: Representatives Chávez, Acevedo, Niño, Fierro, and Limón
NAYS: None
NOT PRESENT FOR THE VOTE: Representative Maldonado-Rocha
ABSENT: Representatives Boyar Trejo and Canales

……

**14.** An Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), of the El Paso City Code; to add Item: Subsection Zone X: No Parking, 8:00 am to 5:00 pm, Monday through Friday; and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII Restrictions on Parking in Residential Districts), Subsection Zone X (No Parking, 8:00 am To 5:00 pm, Monday through Friday), of the El Paso City Code; to add Items: 1.1600 Block of N. Kansas Street, between E. Schuster Avenue and E Crosby Avenue, West Side only, 2. 1600 Block of N Kansas Street, from E. Schuster Avenue to a Point 180 feet South of E. Schuster Avenue, East Side only., 3. 400 Block of E. Crosby Avenue, Between the alley East of N. Kansas Street and N. Campbell Street, North Side only., 4. 400 Block of E. Crosby Avenue, between N. Kansas Street and N. Campbell Street, South Side only, 5. 500 Block of East Crosby Avenue, between N. Campbell Street and N. Florence Street, North Side only, 6. 500 Block of E. Crosby Avenue, between the alley east of N. Campbell Street and N. Florence Street, South Side only, 7. 1600 Block of N. Florence Street, From 115 feet South of E. Schuster Avenue to E. Crosby Avenue, West Side only, 8. 1600 Block of N. Florence Street, between E. Schuster Avenue and E. Crosby Avenue, East Side only, 9.1600 Block of N. Campbell Street, between E. Schuster Avenue and E. Crosby Avenue, West Side only, and 10. 1600 Block of N. Campbell Street, from a point 170 feet South of E. Schuster Avenue to E. Crosby Avenue, East Side only. The penalty being provided in Chapter 12.88 of

the El Paso City Code.

……

**15.** An Ordinance amending Title 12 (Vehicles and Traffic),Chapter 12.88(Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), to add Subsection Zone Y: No Parking Any Time, Decal Required, of the El Paso City Code, to add Item 1: 6629 McFarland Avenue to6765 McFarland Avenue, both sides; to add Item 2: 300 Del Palmar Court to 309 Del Palmar Court, both sides; to add Item 3: 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides; to add Item 4. 6601 La Puesta Drive to 6765 La Puesta Drive, both sides; to add Item 5: 6700 Ixtapa Place to 6765 Ixtapa Place, both sides; to add Item 6: 300 McFarland Circle to 312McFarland Circle, both sides; the penalty being provided in Chapter 12.88 of the El Paso City Code.

……

**16.** An Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), of the El Paso city Cod; to ADD ITEM: Subsection T. Speed limits on Martin Luther King Jr. Boulevard (FM3255); and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), Subsection T (Speed limits on Martin Luther King Jr. Boulevard (FM3255)), of the El Paso City Code; to ADD ITEMS: 1. 45 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from Loma Real Avenue to Gateway South Boulevard, 2. 55 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from a Point 3.05 Miles South of State Line to Loma Real Avenue, 3. 65 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from State Line to a Point 3.05 Miles South.

……

**PUBLIC HEARING WILL BE HELD ON JULY 22, 2025 FOR ITEMS 14 THROUGH 16**

……

**REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES**:

……

**ITEMS 17 AND 18 WERE TAKEN TOGETHER**

**17.** **ORDINANCE 019747**

The City Clerk read an Ordinance entitled: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS, DISSOLVING TAX INCREMENT REINVESTMENT ZONE NUMBER NINE CITY OF EL PASO, TEXAS, AND TERMINATING THE BOARD OF DIRECTORS OF THE ZONE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**18.** **ORDINANCE 019748**

The City Clerk read an Ordinance entitled: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS, DISSOLVING TAX INCREMENT REINVESTMENT ZONE NUMBER TEN, CITY OF EL PASO, TEXAS, AND TERMINATING THE BOARD OF DIRECTORS OF THE ZONE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Representatives Niño and Chávez commented.

Mr. Robert Cortinas, Chief Financial Officer, commented.

Motion duly made by Representative Niño, seconded by Representative Chávez, and carried that the Ordinances be **ADOPTED.**

Whereupon the Mayor ordered that a vote be taken on the passage and adoption of the Ordinances which when so done resulted as follows:

AYES: Representatives Chávez, Acevedo, Niño, Fierro, and Limón
NAYS: None
NOT PRESENT FOR THE VOTE: Representative Maldonado-Rocha
ABSENT: Representatives Boyar Trejo and Canales

Whereupon the Mayor ordered that, the vote having been cast in favor of the Ordinances, the same be and the same are hereby **ADOPTED.**

……..…….

**19. ORDINANCE 019749**

The City Clerk read an Ordinance entitled: **AN ORDINANCE AMENDING THE 2025 PROPOSED THOROUGHFARE SYSTEM, AS INCORPORATED INTO PLAN EL PASO, TO DELETE THE EXTENSION OF NINTH STREET FROM FRANK AVENUE TO LA MESA, DELETE THE PROPOSED COLLECTOR CONNECTION FROM HORIZON BOULEVARD TO I-10, AND DOWNGRADE GOMEZ ROAD FROM WEST TERMINUS TO UPPER VALLEY ROAD TO COLLECTOR.**

Representative Chávez commented.

Mr. Joaquin Rodriguez, Grant Funded Programs Director, commented.

Motion duly made by Mayor Pro Tempore Chávez, seconded by Representative Fierro, and carried that the Ordinance be **ADOPTED.**

Whereupon the Mayor ordered that a vote be taken on the passage and adoption of the Ordinance which when so done resulted as follows:

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, Fierro, and Limón
NAYS: None
ABSENT: Representatives Boyar Trejo and Canales

Whereupon the Mayor ordered that, the vote having been cast in favor of the Ordinance, the same be and the same is hereby **ADOPTED.**

……..…….

**REGULAR AGENDA - MEMBERS OF THE CITY COUNCIL**

……..…….

**20. R E S O L U T I O N**

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

That the City Council declares that the expenditure of District 7 discretionary funds, in an amount not to exceed $1,000.00, to supplement the cost of a mural commissioned by the Mission Trail Association in collaboration with artist Robert Dozal to be located on the Nestor Valencia Transfer Center building subject to the mural design being approved by the City, serves the municipal purpose of fostering community pride, and enhancing the quality of life of the citizens of El Paso through the development of fine arts and cultural properties and by encouraging the implementation of art in the architecture of municipal structures; and

That the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents, after review and approval by the City Attorney's office, necessary to ensure that the funds are properly expended for the municipal purpose. Specifically, the disbursement of the amounts requested by the Mission Trail

Association will be on a reimbursement basis, provided the amount requested does not exceed a total of $1,000, and the mural is subject to the terms and conditions of the contract between the City and the Mission Trail Association for the use of the Nestor Valencia Transfer Center.

Representative Limón commented.

Motion made by Representative Limón, seconded by Representative Fierro, and unanimously carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, Fierro, and Limón
NAYS: None
ABSENT: Representatives Boyar Trejo and Canales

……

**21.** **ITEM:** Discussion and action directing the City Manager and City Attorney to coordinate with the City of Sunland Park, New Mexico, to draft a Memorandum of Understanding (MOU) and present it to Council within 60 days, establishing procedures for the mutual exchange of development and public safety-related information for coordinated communication along the shared Texas-New Mexico boundary (border) to proactively manage growth and maintain transparency for both communities.

Representatives Chávez and Acevedo commented.

The following City staff members commented:

- Ms. Karla Nieman, City Attorney
- Ms. Dionne Mack, City Manager

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Limón, and unanimously carried to **DIRECT** the City Manager and City Attorney to coordinate with the City of Sunland Park, New Mexico, to draft a Memorandum of Understanding (MOU) and present it to Council within 60 days, establishing procedures for the mutual exchange of development and public safety-related information for coordinated communication along the shared Texas-New Mexico boundary (border) to proactively manage growth and maintain transparency for both communities.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, Fierro, and Limón
NAYS: None
ABSENT: Representatives Boyar Trejo and Canales

……

**22.** **R E S O L U T I O N**

**WHEREAS**, the Representative of District 8 desires to use discretionary funds for celebrating the heritage and culture of one of the oldest neighborhoods in El Paso's history.

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

**THAT** City Council declares the expenditure of District 8 discretionary funds, in an amount not to exceed $10,000.00 for costs related to stage rental, audio/visual equipment, entertainment, hiring of off-duty law enforcement officers or private security officers, barrier rental for vehicle pedestrian control, permitting fees, and/or portable restroom rental related to the holding of the Segundo Barrio Community Block Party by the Southside Neighborhood Association, which serves the municipal purpose of fostering community pride, encouraging civic engagement, and celebrating the heritage and culture of one of the oldest neighborhoods in El Paso's history.

**THAT** the City Attorney be authorized to negotiate and the City Manager be authorized to sign an appropriate contract and contract amendment to ensure that the funds are properly expended for the municipal purpose.

Mayor Johnson and Representative Fierro commented.

Motion made by Representative Limón, seconded by Representative Maldonado-Rocha, and unanimously carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, Fierro, and Limón
NAYS: None
ABSENT: Representatives Boyar Trejo and Canales

……

**REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:**

……

**23.** Motion made by Representative Limón, seconded by Representative Niño, and unanimously carried to **AUTHORIZE** the Director of Purchasing & Strategic Sourcing to issue Purchase Orders for Solicitation 2025-0485 Sports Officials to George Heredia dba Paso USSSA for a term of three (3) years for an estimated amount of $3,207,222.00. This contract will provide services for sports officials and assigners for city sponsored softball leagues.

**Contract Variance:** The difference based in comparison to the previous contract is as follows: An increase of $435,372.00 for the three (3) years term, which represents a 15.71% increase due to hourly rate increases and the addition of a new sports category for Adult Slow Pitch Softball - Tournament Pool & Bracket Play.

| | |
|---|---|
| Department: | Parks & Recreation |
| Award to: | George Heredia dba Paso USSSA |
| City & State: | El Paso, TX |
| Item(s): | ALL |
| Initial Term: | 3 Years |
| Option Term: | NA |
| Total Contract Time: | 3 Years |
| Annual Estimated Award: | $1,069,074.00 |
| Initial Term Estimated Award: | $3,207,222.00 |
| Option Term Estimated Award: | NA |
| Total Estimated Award: | $3,207,222.00 |
| Account(s): | 451-1000-51270-522110-P5113 |
| Funding Source(s): | General Fund |
| District(s): | All |

Non-competitive unit price contract under Procurement Sourcing Policy Section 9.1.8.1 (2): If a contract cannot be awarded after two competitive procurements/selection process. The requirement can be fulfilled by a non-competitive award.

The Purchasing & Strategic Sourcing and Parks & Recreation Departments recommend award as indicated to George Heredia dba Paso USSSA under the exemption listed above.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, and Limón

NAYS: None
NOT PRESENT FOR THE VOTE: Representative Fierro
ABSENT: Representatives Boyar Trejo and Canales

……..…….

Motion made by Representative Limón, seconded by Representative Maldonado-Rocha, and unanimously carried to **ADJOURN** this meeting at 10:49 a.m.

AYES: Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, Fierro, and Limón
NAYS: None
ABSENT: Representatives Boyar Trejo and Canales

……..…….

APPROVED AS TO CONTENT:

_____
Laura D. Prine, City Clerk

**File #:** 25-92, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS

**File #:** 25-821, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**Districts 1, 2, 4, 7, 8**
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

That the Solid Waste liens on the attachment posted with this agenda be approved (see Attachment A).

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

**DEPARTMENT:** Environmental Services Department

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Nicholas Ybarra **PHONE NUMBER:** 915-212-6000

**DISTRICT(S) AFFECTED:** 1, 2, 4, 7, 8

**STRATEGIC GOAL:**

Goal 3 - Promote the Visual Image of El Paso

**SUBGOAL:**

**SUBJECT:**

That the Solid Waste liens on the attachment posted with this agenda be approved (see Attachment A).

**BACKGROUND / DISCUSSION:**

Placing solid waste liens on properties cleaned by the City of El Paso allows us to recoup the cost of cleaning citizen-owned property with City staff.

Costs are a summary of charges based on labor and equipment used. Below is a summary of potential charges - not all charges are applicable to every cleanup.

Administrative fee (mandatory) $25.00
Lead Solid Waste Service Worker (mandatory) $23.00/hour
Equipment Operator $20.00/hour/person
General Service Work $14.00/hour/person
Bobcat $19.00/hour each

**COMMUNITY AND STAKEHOLDER OUTREACH:**

City of El Paso Code Enforcement posts notices and sends letters to property owners prior to involvement of ESD.

**PRIOR COUNCIL ACTION:**

Routine item - similar items brought regularly for different addresses.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Nicholas N. Ybarra, P.E. Digitally signed by Nicholas N. Ybarra, P.E. Date: 2025.06.25 13:22:25 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

# ATTACHMENT A

# SOLID WASTE LIENS

# July 22, 2025

| Address | Owner of Record | Amount | District |
|---|---|---|---|
| 606 MULBERRY AVE | CHAVEZ OSCAR & MARTHA | $1,500.00 | 1 |
| 261 NORTHBROOK CT | MONTERO CATARINO | $341.00 | 1 |
| S564-999-0010-2400 | ESCOBAR ENRIQUE | $503.00 | 1 |
| 5784 ETHEL RD | HERNANDEZ RAMON | $408.00 | 1 |
| 8904 NORTON ST | CARDIEL SUSANA | $336.00 | 2 |
| 6205 TEJAS DR | VALENZUELA FRANCISCO J | $342.00 | 2 |
| 7620 N GATEWAY BLVD | MATTESON SHELBA J | $336.50 | 2 |
| 609 N SAN MARCIAL ST | VIEZCAS ROBERTO & MARIANA | $358.00 | 2 |
| 4105 SUNRISE AVE | ROBINSON ALBERT S | $413.50 | 2 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $660.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,700.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $876.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $776.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $593.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,675.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,649.50 | 4 |
| 4909 ROUND ROCK DR | MONTAGUE SOCORRO | $853.00 | 4 |
| 8551 ALAMEDA AVE | MARQUEZ SERGIO & ROMAN | $510.00 | 7 |
| 909 MALLETT ST | VALDEZ LUZ P (TR) | $338.00 | 7 |
| 300 BARBAREE DR | BARRIO PARTNERS LLC | $396.61 | 8 |
| 815 LA CRUZ DR | WHITE LEELAND O | $336.00 | 8 |
| 2211 MAGOFFIN AVE | CAMACHO CARLOS M & MARIBEL S | $508.00 | 8 |
| 2227 MAGOFFIN AVE | MORAD LABIBI J | $374.25 | 8 |
| 2206 MILLS AVE | KOLASA A JOHN | $1,498.00 | 8 |

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, CHAVEZ OSCAR & MARTHA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 606 Mulberry Ave, more particularly described as Tr 14-C-2 (1.50 Ac), Block 5, Upper Valley Subdivision, City of El Paso, El Paso County, Texas, PID #U819-999-005A-1460

to be $1500.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of February, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($1500.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MONTERO CATARINO, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 261 Northbrook Ct, more particularly described as Lot 19 (5050.50 Sq Ft), Block 18, Sunset View #4 Subdivision, City of El Paso, El Paso County, Texas, PID #S814-999-0180-1900

to be $341.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 1st day of June, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY ONE AND 00/100 DOLLARS ($341.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, ESCOBAR ENRIQUE, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> Lot 24 (Private Open Area) (20599.19 Sq Ft), Block 1, Spanish Courts Subdivision, City of El Paso, El Paso County, Texas, PID #S564-999-0010-2400

to be $503.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of June, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED THREE AND 00/100 DOLLARS ($503.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, HERNANDEZ RAMON, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 5784 Ethel Rd, more particularly described, S A & M G RR SURV 266 ABST 8716 TR 21-K (0.27 AC), City of El Paso, El Paso County, Texas, PID #X266-999-S00B-6570

to be $408.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of January, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED EIGHT AND 00/100 DOLLARS ($408.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, CARDIEL SUSANA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8904 Norton St, more particularly described as Lot 37 (7500 Sq Ft), Block 12, Del Norte Acres Subdivision, City of El Paso, El Paso County, Texas, PID #D361-999-0120-8400

to be $336.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 18th day of March, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY SIX AND 00/100 DOLLARS ($336.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, VALENZUELA FRANCISCO J, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 6205 Tejas Dr, more particularly described as Lot 27 (8800 Sq Ft), Block 12, Tejas #3 Subdivision, City of El Paso, El Paso County, Texas, PID #T109-999-0120-7900

to be $342.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 26th day of June, 2020, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY TWO AND 00/100 DOLLARS ($342.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MATTESON SHELBA J, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 7620 N Gateway Blvd, more particularly described as N 101 Ft Of W 107.8 Ft Of 241 & N 101 Ft Of 244 (22805 Sq Ft), Sunrise Acres #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S917-999-002J-7600

to be $336.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 2nd day of July, 2020, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY SIX AND 50/100 DOLLARS ($336.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, VIEZCAS ROBERTO & MARIANA, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 609 N San Marcial St, more particularly described as S 1/2 Of 17 & 18 (3500 S Ft), Block 66, East El Paso Subdivision, City of El Paso, El Paso County, Texas, PID #E014-999-0660-5100

to be $358.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 24th day of May, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FIFTY EIGHT AND 00/100 DOLLARS ($358.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, ROBINSON ALBERT S, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4105 Sunrise Ave, more particularly described as Lot 7 (6000 Sq Ft), Block 5, Desert Hills Subdivision, City of El Paso, El Paso County, Texas, PID #D444-999-0050-3100

to be $413.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of August, 2020, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED THIRTEEN AND 50/100 DOLLARS ($413.50) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $660.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 29th day of October, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED AND SIXTY AND 00/100 DOLLARS ($660.00) to be a lien on the above described property, said amount being due and payable within ten (10)

days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $1700.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of November, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND SEVEN HUNDRED AND 00/100 DOLLARS ($1700.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $876.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of December, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount EIGHT HUNDRED SEVENTY SIX AND 00/100 DOLLARS ($876.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $776.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 8th day of March, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SEVEN HUNDRED SEVENTY SIX AND 00/100 DOLLARS ($776.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $593.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 11th day of April, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED NINETY THREE AND 00/100 DOLLARS ($593.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $1675.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of June, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND SIX HUNDRED SEVENTY FIVE AND 00/100 DOLLARS ($1675.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MASSEY CHRISTY L, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 10437 Orpheus Dr, more particularly described as Lot 18 (6430 Sq Ft), Block 10, Apollo Heights Replat Subdivision, City of El Paso, El Paso County, Texas, PID #A642-999-0100-3500

to be $1649.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 13th day of February, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND SIX HUNDRED FORTY NINE AND 50/100 DOLLARS ($1649.50) to be a lien on the above described property, said amount being due and

payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MONTAGUE SOCORRO, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 4909 Round Rock Dr, more particularly described as Lot 29 & W 3 Ft Of 28 (6732.00 Sq Ft), Block 13, Pleasant Hills Subdivision, City of El Paso, El Paso County, Texas, PID #P863-999-0130-5700

to be $853.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 4th day of March, 2021, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount EIGHT HUNDRED FIFTY THREE AND 00/100 DOLLARS ($853.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MARQUEZ SERGIO & ROMAN, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 8551 Alameda Ave, more particularly described as Tr 16-P-2 (0.5000 Ac), Block 36, Ysleta Subdivision, City of El Paso, El Paso County, Texas, PID #Y805-999-036B-1620

to be $510.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 17th day of December, 2020, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED TEN AND 00/100 DOLLARS ($510.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, VALDEZ LUZ P (TR), referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 909 Mallett St, more particularly described as Lot 14 (6470 Sq Ft), Block 4, Loma Terrace #6 Replat Subdivision, City of El Paso, El Paso County, Texas, PID #L553-999-0040-9200

to be $338.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of June, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY EIGHT AND 00/100 DOLLARS ($338.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, BARRIO PARTNERS LLC, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 300 Barbaree Dr, more particularly described as Lot 10 (24120.00 S Ft), Block 2, Mesa Hills Replat Subdivision, City of El Paso, El Paso County, Texas, PID #M344-999-0020-1900

to be $396.61, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 12th day of June, 2020, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED NINETY SIX AND 61/100 DOLLARS ($396.61) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, WHITE LEELAND O, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 815 La Cruz Dr, more particularly described as E Pt Of 7 & W Pt Of 10 (10500 Sq Ft), Block 4, Mission Hills Subdivision, City of El Paso, El Paso County, Texas, PID #M576-999-0040-1100

to be $336.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of June, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY SIX AND 00/100 DOLLARS ($336.00) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, CAMACHO CARLOS M & MARIBEL S, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 2211 Magoffin Ave, more particularly described as Lot 23, Block 34, Bassett Subdivision, City of El Paso, El Paso County, Texas, PID #B202-999-0340-7100

to be $508.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of August, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED EIGHT AND 00/100 DOLLARS ($508.00) to be a lien on the above described property, said amount being due and payable within ten (10) days

from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, MORAD LABIBI J, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 2227 Magoffin Ave, more particularly described as Lots 30 To 32 (Homesite) (6240 Sq Ft), Block 34, Bassett Subdivision, City of El Paso, El Paso County, Texas, PID #B202-999-0340-9600

to be $374.25, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 17th day of May, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUDNRED SEVENTY FOUR AND 25/100 DOLLARS ($374.25) to be a lien on the above described property, said amount being due and payable within

ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025 by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# RESOLUTION

**WHEREAS**, in accordance with Chapter 9.04 of the El Paso City Code, KOLASA A JOHN, referred to as owner, regardless of number, of the hereinafter described property, was given notice that said property constituted a public nuisance due to the accumulation of trash, vegetation and weeds or other objectionable, unsightly or unsanitary matter in violation of Chapter 9.04 of the El Paso City Code; and the owner failed to comply with due notices. In accordance with El Paso City Code Chapter 9.04, the Environmental Services Department proceeded to clean and dispose of the trash, vegetation, weeds or other rubbish; and

**WHEREAS**, the Director of the Environmental Services Department has reported the cost of doing such work in the amount hereinafter set forth.

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

1. The City Council determines its reasonable expenses including administrative costs and the cost of removing the accumulated trash, vegetation and weeds or other rubbish located on the property known as:

> 2206 Mills Ave, more particularly described as Lot 12 & E 10 ft Of 13 (4200 Sq Ft), Block 51, Bassett Subdivision, City of El Paso, El Paso County, Texas, PID #B202-999-0510-3100

to be $1498.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 4th day of May, 2022, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND FOUR HUNDRED NINETY EIGHT AND 00/100 DOLLARS ($1498.00) to be a lien on the above described property, said amount being due

and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

3. The City Clerk is directed to give notice of the lien by filing a copy of this Resolution for record with the County Clerk.

4. All records of the City Clerk's office relating to the proceeding against the above described property are made a part of this Resolution by reference.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Nicholas Ybarra, P.E., Director
Environmental Services Department

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument was acknowledged before me on this _____ day of _____, 2025, by Renard U. Johnson, as Mayor, of the City of El Paso.

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:
_____

My Commission Expires:

_____

**PREPARED IN THE OFFICE OF:**

Office of the City Attorney
P.O Box 1890
El Paso, Texas 79950-1890

**FOR PAY-OFF INFORMATION PLEASE CONTACT:**

Environmental Services Department
7968 San Paulo
El Paso, Texas 79907
(915) 212-6000

# ATTACHMENT A

# SOLID WASTE LIENS

# July 22, 2025

| Address | Owner of Record | Amount | District |
|---|---|---|---|
| 606 MULBERRY AVE | CHAVEZ OSCAR & MARTHA | $1,500.00 | 1 |
| 261 NORTHBROOK CT | MONTERO CATARINO | $341.00 | 1 |
| S564-999-0010-2400 | ESCOBAR ENRIQUE | $503.00 | 1 |
| 5784 ETHEL RD | HERNANDEZ RAMON | $408.00 | 1 |
| 8904 NORTON ST | CARDIEL SUSANA | $336.00 | 2 |
| 6205 TEJAS DR | VALENZUELA FRANCISCO J | $342.00 | 2 |
| 7620 N GATEWAY BLVD | MATTESON SHELBA J | $336.50 | 2 |
| 609 N SAN MARCIAL ST | VIEZCAS ROBERTO & MARIANA | $358.00 | 2 |
| 4105 SUNRISE AVE | ROBINSON ALBERT S | $413.50 | 2 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $660.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,700.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $876.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $776.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $593.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,675.00 | 4 |
| 10437 ORPHEUS DR | MASSEY CHRISTY L | $1,649.50 | 4 |
| 4909 ROUND ROCK DR | MONTAGUE SOCORRO | $853.00 | 4 |
| 8551 ALAMEDA AVE | MARQUEZ SERGIO & ROMAN | $510.00 | 7 |
| 909 MALLETT ST | VALDEZ LUZ P (TR) | $338.00 | 7 |
| 300 BARBAREE DR | BARRIO PARTNERS LLC | $396.61 | 8 |
| 815 LA CRUZ DR | WHITE LEELAND O | $336.00 | 8 |
| 2211 MAGOFFIN AVE | CAMACHO CARLOS M & MARIBEL S | $508.00 | 8 |
| 2227 MAGOFFIN AVE | MORAD LABIBI J | $374.25 | 8 |
| 2206 MILLS AVE | KOLASA A JOHN | $1,498.00 | 8 |

**File #:** 25-854, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 7**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

A Resolution approving a Detailed Site Development Plan for Lot 1, Block 367, Vista Del Sol Unit No. 80, 11409 Cedar Oak Drive, City of El Paso, El Paso, County, Texas pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site development plan 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: 11409 Cedar Oak Dr.
Applicant: AMPTX Properties, LLC. PZDS24-00031

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Andrew Salloum **PHONE NUMBER:** (915) 212-1603

**DISTRICT(S) AFFECTED:** 7

**STRATEGIC GOAL:**

#3 Promote the Visual Image of El Paso

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

A resolution approving a Detailed Site Development Plan for Lot 1, Block 367, Vista Del Sol Unit No. 80, 11409 Cedar Oak Drive, City of El Paso, El Paso, County, Texas pursuant to Section 20.04.150. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed detailed site development plan 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: 11409 Cedar Oak Dr.
Applicant: AMPTX Properties, LLC. PZDS24-00031

**BACKGROUND / DISCUSSION:**

The applicant is requesting approval of a Detailed Site Development Plan to allow for office warehouses. City Plan Commission recommended 6-0 to approve the proposed Detailed Site Development Plan on May 8, 2025. As of July 7, 2025, the Planning Division has not received any communication in support or opposition to the request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etiwe

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**RESOLUTION**

**A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOT 1, BLOCK 367, VISTA DEL SOL UNIT NO. 80, 11409 CEDAR OAK DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS,** AMPTX PROPERTIES, LLC.**,** (the "Owner") has applied for approval of a detailed site development plan which requires City Plan Commission and City Council approval. The detailed site development plan is subject to the development standards in the C-4/C (COMMERCIAL/CONDITION) **District** regulations and subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "A"** and is incorporated herein by reference for all purposes; and,

**WHEREAS,** a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

**WHEREAS,** the City Plan Commission has approved and herein recommends Council approval of the subject detailed site development plan; and

**WHEREAS,** the City Council finds that the detailed site development plan meets all applicable requirements of the El Paso City Code:

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to **permit an office warehouse** as required under the **C-4/c (Commercial/condition)** District as per Section **20.04.150**, on the following described property which is located in a **C-4/c (Commercial/condition)** District:

   ***Lot 1, Block 367, Vista Del Sol Unit No. 80, 11409 Cedar Oak Drive,***
   *City of El Paso, El Paso County, Texas.*

2. A copy of the approved detailed site development plan, signed by the Applicant, the City Manager and the Secretary of the City Plan Commission, is attached hereto, as **Exhibit "A"** and incorporated herein by reference.

3. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-4/C (COMMERCIAL/CONDITION** District regulations.

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-4/C (COMMERCIAL/CONDITION)** District. Such agreement shall be

signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

**APPROVED** this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
**Renard U. Johnson**
Mayor

**ATTEST:**

_____
**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

_____
**Jesus A. Quintanilla**
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
**Philip F. Etiwe, Director**
Planning & Inspections Department

(Agreement on following page)

## DEVELOPMENT AGREEMENT

By execution hereof, AMPTX PROPERTIES, LLC, ("Owner"), identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree, to develop the above-described property in accordance with the approved Detailed Site Development Plan, and in accordance with the standards applicable to the C-4/C (COMMERCIAL/CONDITION) District located within the City of El Paso.

**EXECUTED** this 27TH day of MAY, 2025

AMPTX PROPERTIES LLC

By: _____

## ACKNOWLEDGMENT

**THE STATE OF TEXAS** )
)
**COUNTY OF EL PASO** )

This instrument is acknowledged before me on this 27 day of May, 2025, by Gabriel Aragon, in his legal capacity on behalf of AMPTX Properties, LLC.

_____
Notary Public, State of Texas

My Commission Expires:

10/12/2026

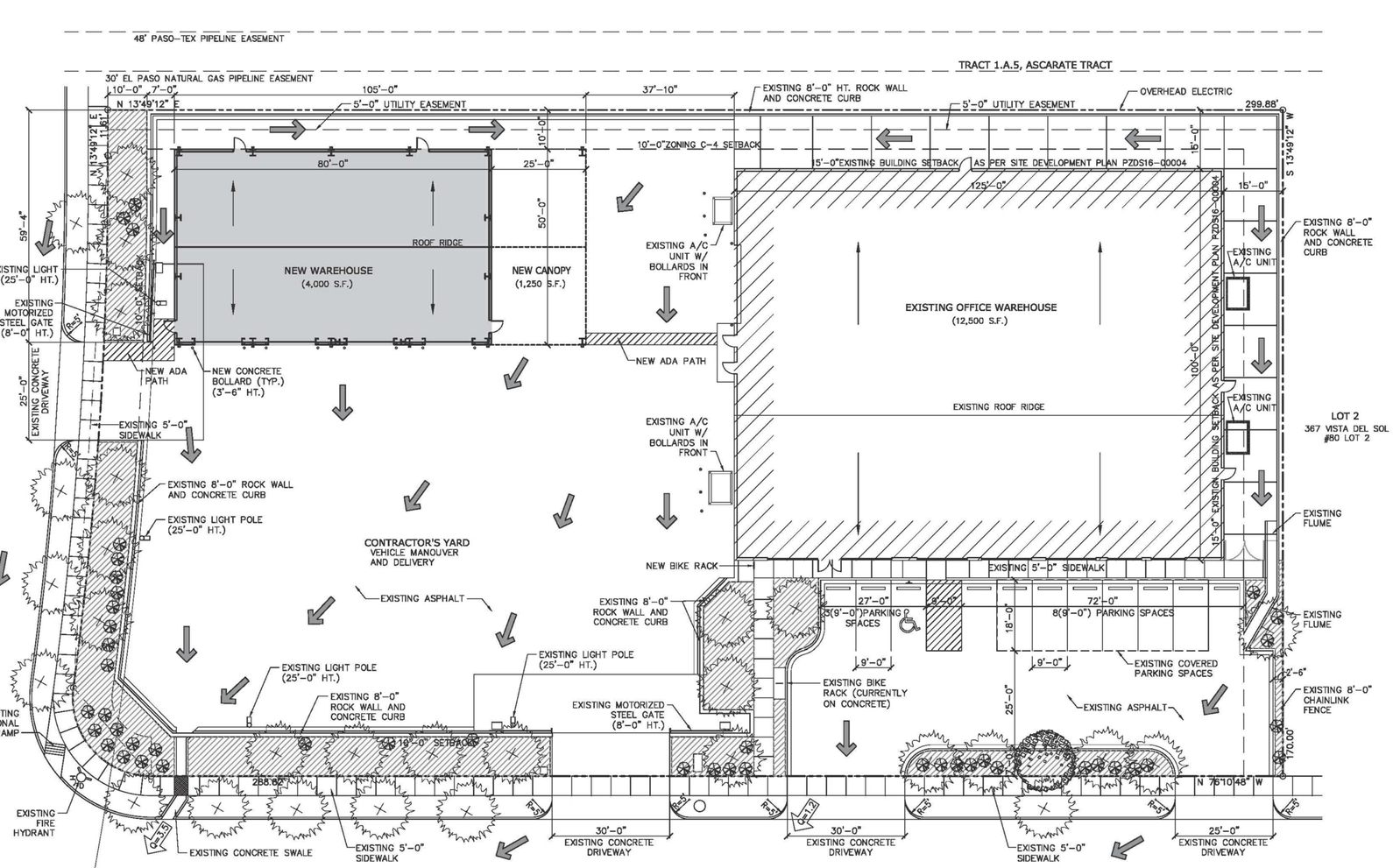
GABRIELA ARREOLA
Notary Public, State of Texas
Comm. Expires 10-12-2026
Notary ID 131758249

# EXHIBIT “A”

## Detailed Site Plan

# EXHIBIT "A"

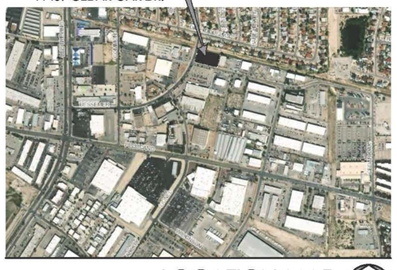
| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 34.00 | 20.00 | 97°23'37" | S27°29'00"E | 34.05 |
| C2 | 136.20 | 1055.45 | 07°23'37" | N17°31'00"E | 136.10 |




## LEGAL DESCRIPTION

BLOCK 367 VISTA DEL SOL #80 LOT 1
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 51,487 SQ. FT. OR 1.18 ACRES

PROJECT LOCATION
11409 CEDAR OAK DR.



LOCATION MAP
SCALE: N.T.S.

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

05/29/2025
DATE

Yvonne Aragon — Chief Operations Officer, AMPTX Electric, LLC
APPLICANT

Luis Zamora for
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

## DETAILED SITE DEVELOPMENT PLAN

SCALE: 1/16" : 1'-0"

LANDSCAPE LEGEND

- EXISTING TREES
- NEW TREES (1)
- NEW SHRUBS (45)
- STORMWATER DRAINAGE
- EXISTING LANDSCAPED AREA

PROJECT:

AMPTX ELECTRIC, LP - NEW METAL BUILDING
11409 CEDAR OAK DR.
EL PASO TEXAS, 79936

## CODE REQUIREMENTS

- ZONING C-4 C
  SETBACKS FOR ZONING C-4:
  FRONT YARD = 0 FT.
  REAR YARD = 10 FT.
  SIDE YARD = 0 FT.
  (10 FT. WHEN ABUTTING RESIDENTIAL OR APARTMENT DISTRICT)
  SIDE STREET = 10 FT.
  HEIGHT LIMIT FOR C-4 = 60 FT.
- SETBACKS FOR ZONING C-4 AS PER PLANNING & INSPECTIONS SITE DEVELOPMENT PLAN PZDS16-0004
  REAR AND SIDE BACK EXPANDED TO 15 FT.
- REQUIRED NUMBER OF PARKING SPACES
  (PER EL PASO ZONING ORDINANCE – OFFICE WAREHOUSE)

EXISTING OFFICE/WAREHOUSE (12,500 SF.)
- OFFICE =1@ 576 SF. MIN. (4,614 SF. TOTAL) 4,614 SF./ 576 SF. = 8 REQUIRED MIN.
- OFFICE =1@ 400 SF. MAX. (4,614 SF. TOTAL) 4,614 SF./ 400 SF. =12 REQUIRED MAX.
- WAREHOUSE =1@ 7,200 SF. MIN. (7,886 SF. TOTAL) 7,886 SF./7,200 SF.= 1 REQUIRED MIN.
- WAREHOUSE =1@ 5,000 SF. MAX.(7,886 SF. TOTAL) 7,886 SF./5,000 SF.= 2 REQUIRED MAX.

NEW WAREHOUSE (4,000 SF.)
- WAREHOUSE =1@ 7,200 SF. MIN. (4,000 SF. TOTAL) 4,000 SF./7,200 SF.= 1 REQUIRED MIN.
- WAREHOUSE =1@ 5,000 SF. MAX.(4,000 SF. TOTAL) 4,000 SF./5,000 SF.= 1 REQUIRED MAX.

10 SPACES MINIMUM/ 15 SPACES MAXIMUM REQUIRED/ 11 SPACES PROVIDED

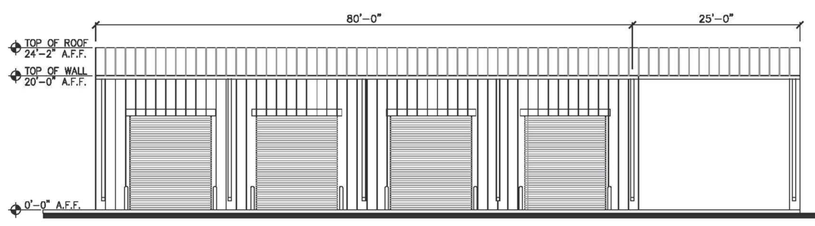
BIKE RACK REQUIRED = 3 SPACES REQUIRED MINIMUM / 3 PROVIDED

ACCESSIBLE PARKING SPACES AS PER TAS 208.2.2
1 ACCESSIBLE SPACE REQUIRED/ 1 ACCESSIBLE SPACE PROVIDED

| LANDSCAPE ORDINANCE | | |
|---|---|---|
| LANDSCAPED AREA REQUIRED = 15% OF LOT AREA LESS BUILDING AREA<br>LANDSCAPE AREA REQUIRED: 51,487 SF. – 12,500 SF (EXIST). = 38,987 SF.<br>38,987 SF x 15% = 5,848 SQ. FT. REQUIRED<br>TOTAL PROVIDED LANDSCAPE: 6,354 SQ. FT.<br>(7 UNITS) | | |
| PLANT QUANTITIES | REQUIRED | PROVIDED |
| QTY. OF PROJECT TREES | 6 | 7 |
| QTY. OF CANOPY TREES | 2 | 2 |
| QTY. OF STREET TREES | 11 | 11 |
| QTY. OF FRONTAGE TREES | 11 | 11 |
| QTY. OF 5 GAL. SHRUBS | 263 | 265 |
| TOTAL AMOUNT OF TREES | 30 | 31 |
| LANDSCAPED AREA REQUIRED FOR EXPANSION: = 15% OF NEW BUILDING AREA<br>LANDSCAPE AREA REQUIRED: 4,000 x 15% = 600 SF. REQUIRED (1 UNIT) | | |
| PLANT QUANTITIES | REQUIRED | PROVIDED |
| QTY. OF PROJECT TREES | 1 | 1 |
| QTY. OF CANOPY TREES | 0 | 0 |
| QTY. OF STREET TREES | 0 | 0 |
| QTY. OF FRONTAGE TREES | 0 | 0 |
| QTY. OF 5 GAL. SHRUBS | 45 | 45 |
| TOTAL AMOUNT OF TREES | 1 | 1 |

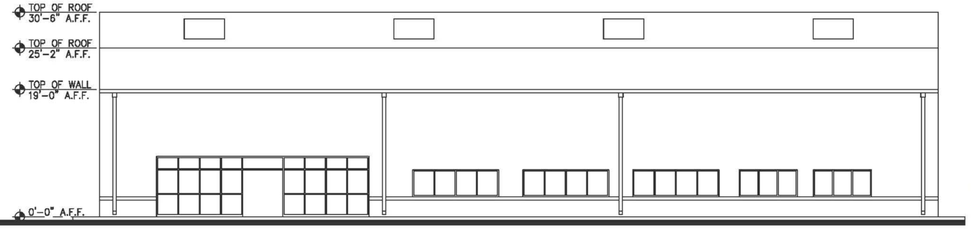
| DRAINAGE CALCULATIONS | | | | |
|---|---|---|---|---|
| DRAINAGE AREA (ACRES) | RUNOFF COEFF. Co. | Tc (MIN.) | I (IN/HR) | $Q_{100}$ (CFS) |
| 1.18 | 0.95 | 10.0 | 4.3 | 4.8 |

| FLOOD ZONE DESIGNATION |
|---|
| FLOOD ZONE "X" AREA OF MINIMAL FLOOR HAZARD; AS PER FEMA MAP 480214-0042 C DATED FEBRUARY 16, 2006 |




## PROPOSED BUILDING FRONT ELEVATION

SCALE: 3/32" : 1'-0"




## EXISTING BUILDING FRONT ELEVATION

SCALE: 3/32" : 1'-0"

REGISTERED ARCHITECT EDWARD K. FOKUS 13207 STATE OF TEXAS

04 / 07 / 2025

THE PROFESSIONAL ARCHITECT SEAL AFFIXED TO THIS SHEET APPLIES ONLY TO THE MATERIAL AND ITEMS SHOWN ON THIS SHEET. ALL DRAWINGS, INSTRUMENTS OR OTHER DOCUMENTS NOT EXHIBITING THIS SEAL, SHALL NOT BE CONSIDERED PREPARED BY THE ARCHITECT, AND THIS ARCHITECT EXPRESSLY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR SUCH PLANS, DRAWINGS OR DOCUMENTS NOT EXHIBITING THIS SEAL.

• TELEPHONE: 915.845.1716 • FAX: 915.845.0132 • EMAIL: FOKUSARCH@SBCGLOBAL.NET

FOKUS architecture, inc.

# DETAILED SITE DEVELOPMENT PLAN

**SD-1R1**

ORIGINAL DATE : 09-18-24
RESUBMISSION DATE : 04-07-25
PROJECT No. 2335

ZONING

# 11409 Cedar Oak

*City Plan Commission — May 8, 2025*

SITE PLAN

| | |
|---|---|
| **CASE NUMBER:** | **PZDS24-00031** |
| **CASE MANAGER:** | Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov |
| **PROPERTY OWNER:** | AMPTX Properties, Inc. |
| **REPRESENTATIVE:** | SiteWork Engineering, LLC |
| **LOCATION:** | 11409 Cedar Oak Dr. (District 7) |
| **PROPERTY AREA:** | 1.18 acres |
| **REQUEST:** | Detailed Site Development Plan Approval per Ordinance No. 14649 |
| **RELATED APPLICATIONS:** | None |
| **PUBLIC INPUT:** | None |

**SUMMARY OF REQUEST:** The applicant is requesting approval of a Detailed Site Development Plan review as required per Ordinance No. 14649, dated October 10, 2000, requiring approval from both City Plan Commission and City Council prior to issuance of building permits. The applicant proposes to develop the subject property as office warehouses.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request as the use of office warehouse is consistent with adjacent commercial uses and meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan. Furthermore, the development complies with the G7, Industrial and/or Railyards future land use designation of *Plan El Paso*, the City's adopted Comprehensive Plan.

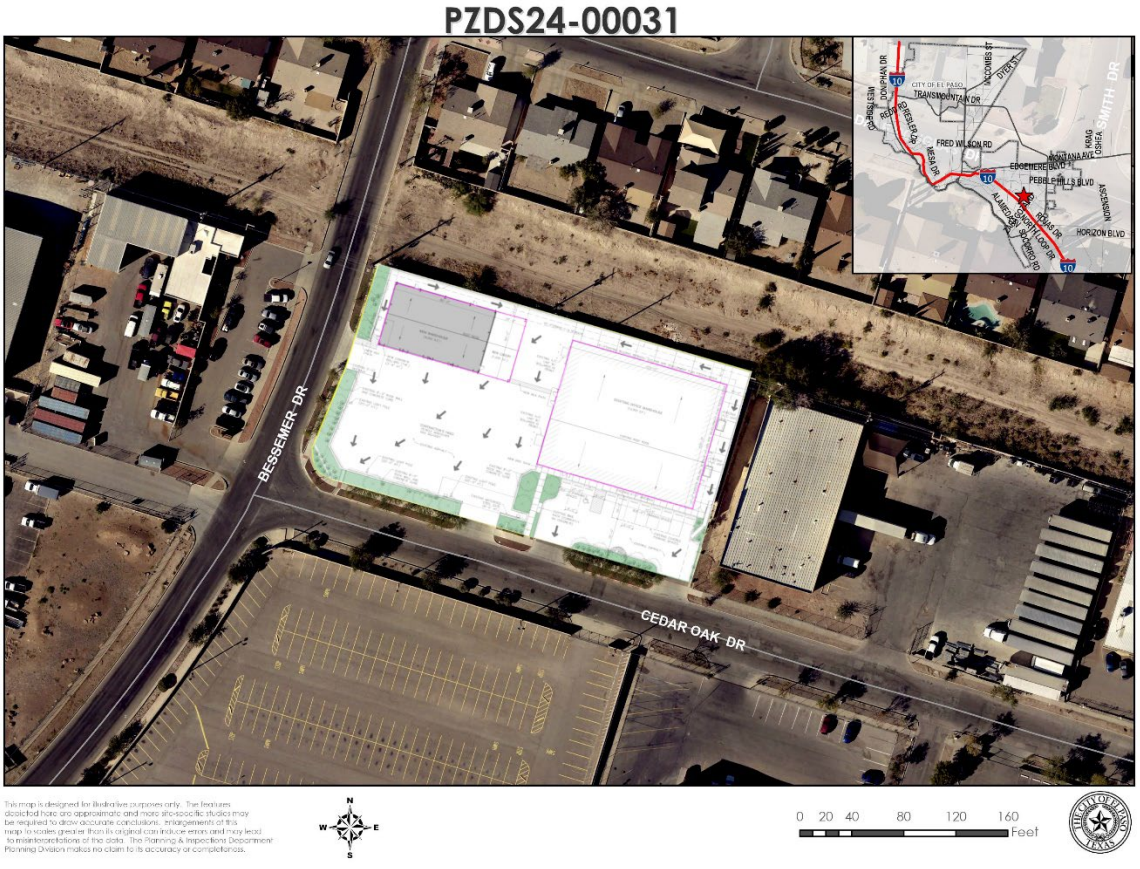



*Figure A. Site Plan Superimposed on Aerial Imagery*

**DESCRIPTION OF REQUEST:** The applicant is requesting City Plan Commission and City Council approval of a Detailed Site Development Plan as required per Ordinance No. 14649, dated October 10, 2000. The detailed site development plan shows a new 5,250 square-foot warehouse building along with the existing 12,500 square-foot office warehouse building. The applicant is providing eleven (11) parking spaces and three (3) bicycle spaces. Access to the subject property is proposed from Cedar Oak Drive and Bessemer Drive.

**PREVIOUS CASE HISTORY:** On May 3, 2016, City Council approved of the detailed site development plan to allow for office warehouse for a portion of the development for the existing building. At this time, the applicant is requesting approval of a detailed site development plan for the entire development property.

On October 10, 2000, the subject property was rezoned from P-I (Planned Industrial) to C-4/c (Commercial/condition). At the time of rezoning, the following condition was imposed via Ordinance No. 14649 (Attachment 4):

> *Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.*

***Note: Condition being satisfied by this request.***

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is compatible with similarly-zoned, abutting commercial and industrial developments. The adjacent property to the north is zoned R-3 (Residential) consisting single-family dwellings and private utility easement. To the south is zoned C-4/c (Commercial/conditions) consisting a general warehouse. To the east and west are zoned P-I (Planned Industrial) consisting a general warehouse and office warehouse, respectively. The nearest school is Desert View Middle School (0.82 miles). The nearest school is Mary Robbins Park (1.10 miles).

| **COMPLIANCE WITH THE ZONING ORDINANCE – When evaluating whether a proposed Detailed Site Development Plan is in accordance with the Zoning Ordinance, consider following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **El Paso City Code Section 20.04.140 – When Required.** Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein. | Yes. Per Ordinance No. 14649, dated October 10, 2000, the property owner must obtain detailed site development plan approval by the City Plan Commission and City Council prior to an issuance of any building permits for the subject property. |

| | |
|---|---|
| **Compatibility with Zoning Regulations:** The zoning district permits the proposed use, and all applicable regulations are met<br>**C-4 (Commercial) District:** 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. | Yes. The proposed use of office warehouse is permitted in the C-4 (Commercial) zone district. The proposed Detailed Site Development Plan is in keeping with the applicable regulations and spirit of the C-4 (Commercial) zone district. |
| **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. | There are no Historic Districts or Special designations on the subject property. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the special permit. | There are no anticipated adverse impacts from the approval of the Detailed Site Development Plan request. |
| **Natural Environment:** Anticipated effects on the natural environment. | None. The subject property does not involve greenfield or environmentally sensitive land or arroyo disturbance. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the proposed development is from Cedar Oak Drive and Bessemer Drive, which are designated as a local street per the City of El Paso's Major Thoroughfare Plan (MTP). The roadway is appropriate to serve the proposed development. The nearest bus stop is located 0.25 miles from the subject property at the intersection of Pellicano Drive and Lionel Drive. Sidewalks are present along Cedar Oak Drive and Bessemer Drive.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** There are no adverse comments from reviewing departments.

**PUBLIC COMMENT:** Notices are not required per El Paso City Code Section 20.04.150.

**OTHER CONSIDERATIONS:** N/A

## CITY PLAN COMMISSION OPTIONS:

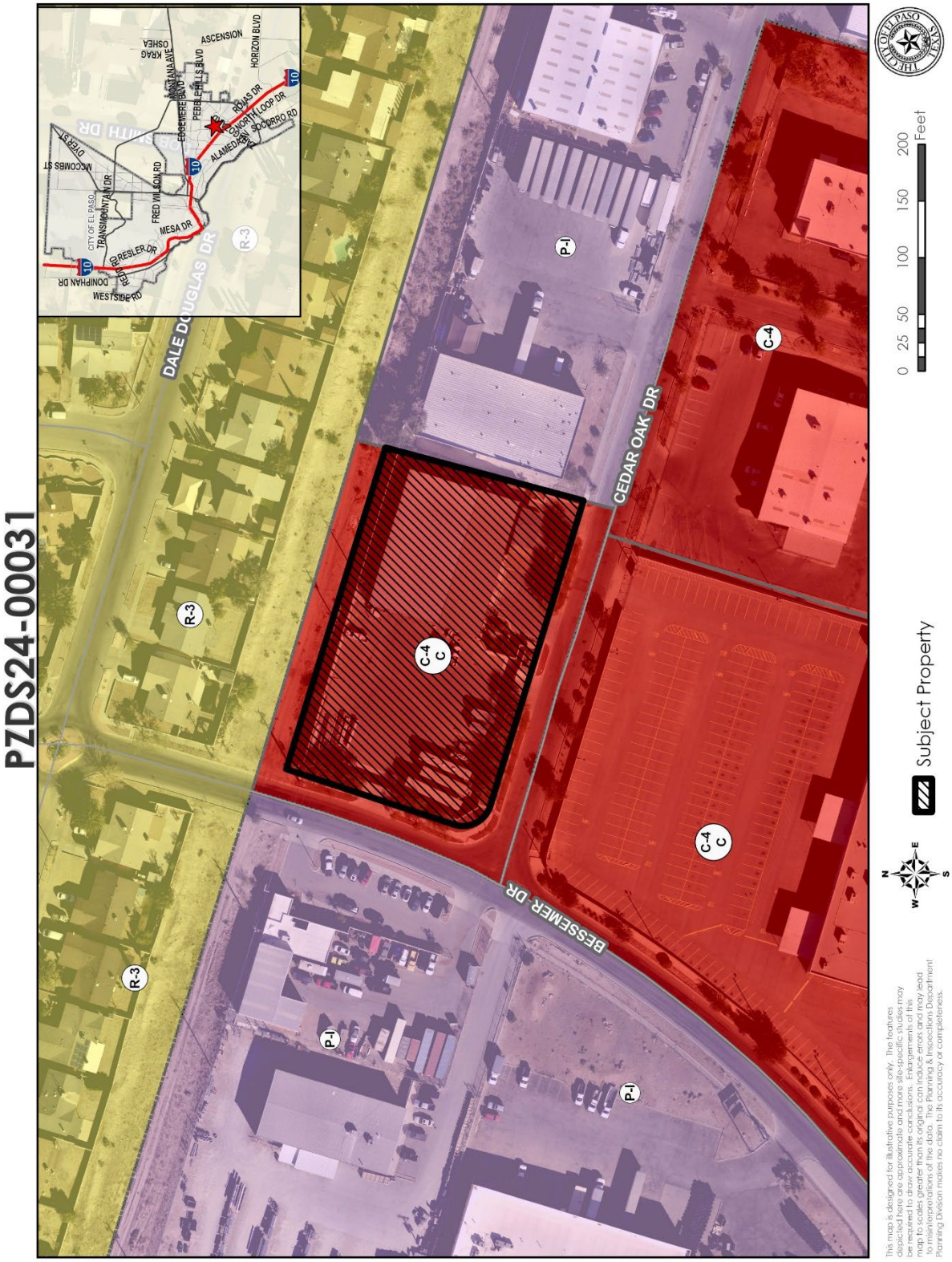
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Approve/Recommend Approval** of the Detailed Site Development Plan, 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. **Approve/Recommend Approval of the Detailed Site Development Plan 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. **Deny/Recommend Denial** of the Detailed Site Development Plan, 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.

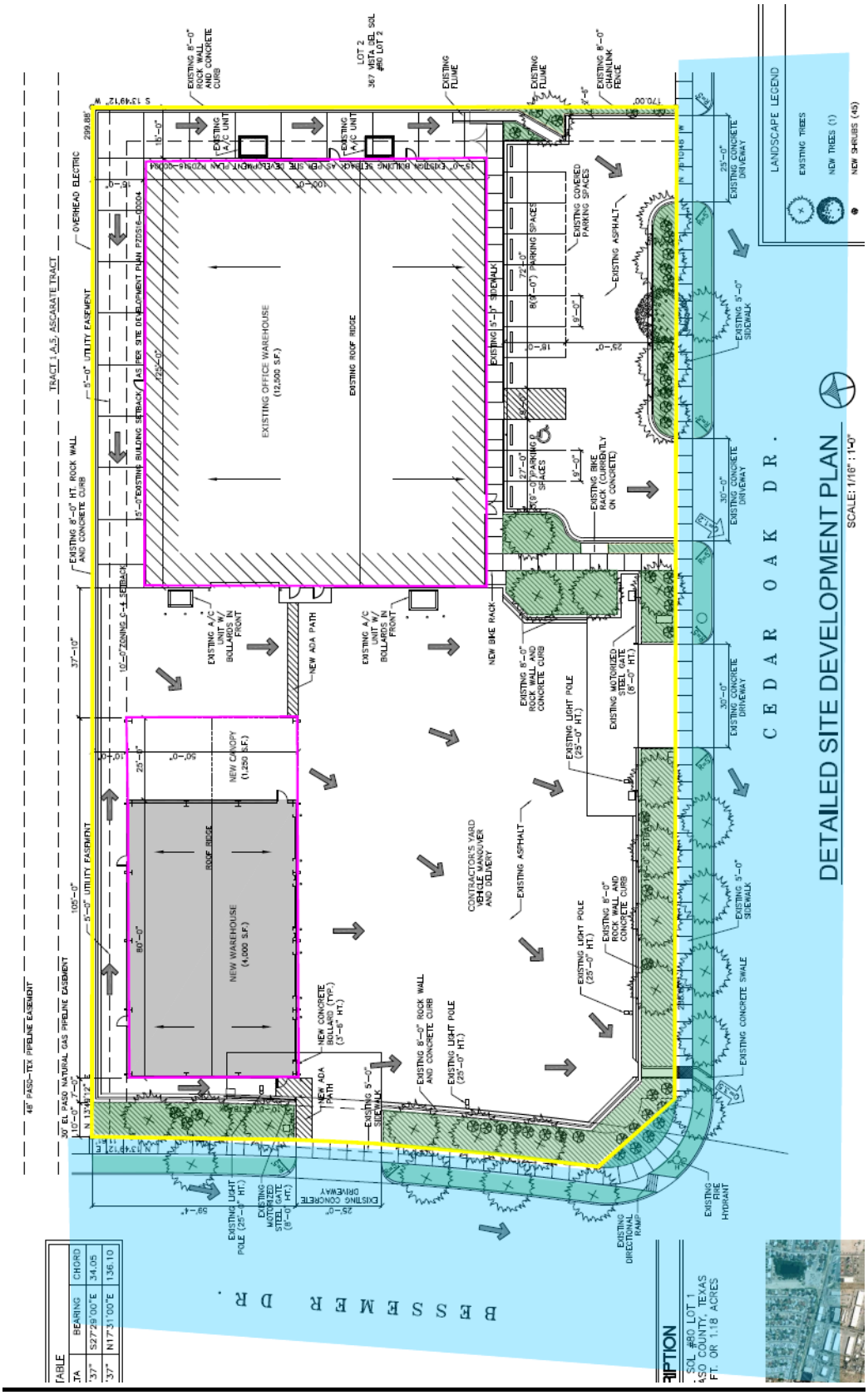
## ATTACHMENTS:

1. Zoning Map
2. Detailed Site Development Plan
3. Elevation
4. Ordinance No. 14649
5. Department Comments

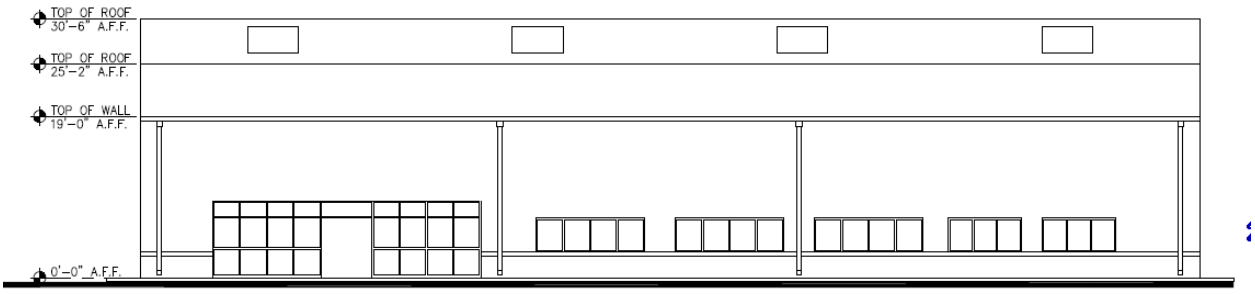
# ATTACHMENT 1



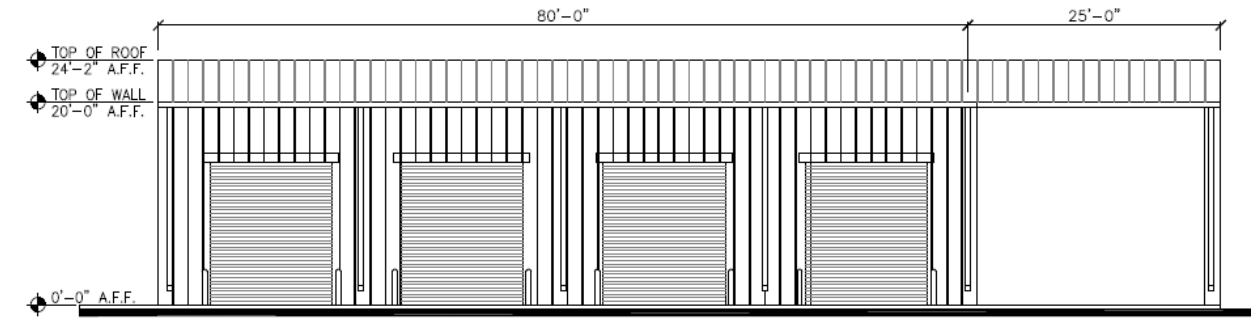
# ATTACHMENT 2



# ATTACHMENT 3




EXISTING BUILDING FRONT ELEVATION




PROPOSED BUILDING FRONT ELEVATION

# ATTACHMENT 4

19H

014649

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 367, VISTA DEL SOL UNIT 80, CITY OF EL PASO, EL PASO COUNTY, TEXAS (11400 BLOCK OF CEDAR OAK DRIVE) FROM P-I (PLANNED INDUSTRIAL) TO C-4 (COMMERCIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.**

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

That the zoning of *Lot 1, Block 367, VISTA DEL SOL UNIT 80, City of El Paso, El Paso County, Texas*, be changed **from P-I (Planned Industrial) to C-4 (Commercial)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning **from P-I (Planned Industrial) to C-4 (Commercial)**, in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

> Submittal of a Detailed Site Development Plan, pursuant to the notice and approval requirements of Article III of Title 20 (Zoning) of the El Paso Municipal Code, to be approved by the City Plan Commission and City Council prior to the issuance of building permits and certificates of occupancy.

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release

the above condition in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

**PASSED AND APPROVED** this 10th day of October, 2000.

THE CITY OF EL PASO

Carlos M. Ramirez, P.E.
Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Carolyn J. Celum
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto, Interim Director
Dept. of Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS )
)
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 10th day of October, 2000, by CARLOS M. RAMIREZ, P.E. as Mayor of **THE CITY OF EL PASO**.

ROSIE G. AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-29-2003

My Commission Expires:

Notary Public, State of Texas
Notary's Printed or Typed Name:
Rosie G. Aguilar

# ATTACHMENT 5

**Planning and Inspections Department - Planning Division**
Recommend approval.

**Planning and Inspections Department – Plan Review & Landscaping Division**
No objections to the proposed detailed site development plan.

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**
No objections to proposed detailed site development plan.

**Fire Department**
No adverse comments

**Police Department**
No comments provided.

**Environmental Services**
No comments provided.

**Streets and Maintenance Department**
**Traffic Engineering Department**
No objections to application.

**Street Lights Department**
Street Lights Department does not object to this request.

For the development of this lot 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 all projects 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. The applicant is responsible for any relocations or adjustments of a street light.

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.

**Sun Metro**
Proposed land use and site does not affect Sun Metro transit operations or services.

**El Paso Water**

EPWater-PSB does not object to this request.

**Water:**

There is an existing 8-inch diameter water main that extends along Cedar Oak Dr., located approximately 20-feet south of the north right-of-way line. This main is available for service.

There is an existing 8-inch diameter water main that extends along Bessemer Dr., located approximately 40-feet west of the east right-of-way line. This main is available for service.

EPWater-PSB records indicate an active 1-inch domestic water meter and a 6-inch fire line serving the subject property. The service address for these meters is 11409 Cedar Oak Dr.

Previous water pressure reading from fire hydrant #4712, located on the northeast corner of Cedar Oak Dr. and Bessemer Dr., has yielded a static pressure of 94 (psi), a residual pressure of 90 (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 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 diameter sanitary sewer main that extends along Cedar Oak Dr., located approximately 35-feet south of the north right-of-way line. This main is available for service.

There is an existing 12-inch diameter sanitary sewer main that extends along Bessemer Dr., located approximately 25-feet west of the east right-of-way line. This main is available for service.

**General:**

EPWater-PSB requires a new service application to provide additional 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:**

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.

**Texas Department of Transportation**

No comments provided.

**El Paso 9-1-1 District**

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

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

No comments provided.

**El Paso Electric Company**

No adverse comments.

**Texas Gas Service**
No adverse comments.

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

Full Name _____

Business Name _____

Agenda Item Type _____

Relevant Department _____

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Yvonne Aragon Date: 05/21/2025

Cheif Operations Officer for AMPTX Electric, LP

**File #:** 25-850, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 5**
Tax Office, Maria O. Pasillas, (915) 212-0106

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

A Resolution that the Taxpayer, JUAN A. REBOLLO, has met the requirements of Section 33.011 of the Texas Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(j)(1) of the Tax Code in the amount of $427.93, for the property with the following legal description:

26 SUN RIDGE #7 LOT 8 (6195.00 SF)

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

**DEPARTMENT:** Tax Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Maria O. Pasillas **PHONE NUMBER:** 915-212-0106

**DISTRICT(S) AFFECTED:** 5

**STRATEGIC GOAL:**

Goal 6 – Set the Standard for Sound Governance and Fiscal Management

**SUBGOAL:**

6.11 Provide efficient and effective services to taxpayers

**SUBJECT:**

A resolution that the Taxpayer, JUAN A. REBOLLO, has met the requirements of Section 33.011 of the Texas Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(j)(1) of the Tax Code in the amount of $427.93, for the property with the following legal description:

26 SUN RIDGE #7 LOT 8 (6195.00 SF)

**BACKGROUND / DISCUSSION:**

Pursuant to Section 33.011(j)(1) of the Texas Tax Code, the governing body of a taxing unit may waive penalties and interest on a delinquent tax if the taxpayer submits evidence sufficient to show that the taxpayer delivered payment for the tax before the delinquency to the United States Postal Service for delivery by mail, but an act or omission of the postal service resulted in the taxpayer's payment being postmarked after the delinquency date.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

Council has considered this previously on a periodic basis.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Maria O. Pasillas — Maria O. Pasillas 2025.07.02 16:14:29 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

## RESOLUTION

**WHEREAS,** pursuant to Section 33.011(j)(1) of the Tax Code, the governing body of a taxing unit shall waive penalties and interest on a delinquent tax if the taxpayer submits evidence sufficient to show that the taxpayer delivered payment for the tax before the delinquency to the United States Postal Service for delivery by mail, but an act or omission of the postal service resulted in the taxpayer's payment being postmarked after the delinquency date; and

**WHEREAS,** pursuant to Section 33.011(d) a request for waiver of penalties and interest pursuant to Section 33.011(j)(1) must be made before the 181st day after the delinquency date; and

**WHEREAS,** pursuant to Section 33.011(d) of the Tax Code, taxpayer, JUAN A. REBOLLO ("Taxpayer") requested a waiver of penalties and interest on June 19, 2025, before the 181st day after the delinquency date, in the amount of $427.93 for the 2024 delinquent taxes for the property with the following legal description:

26 SUN RIDGE #7 LOT 8 (6195.00 SF)

**WHEREAS,** the Taxpayer submitted evidence sufficient to show that the taxpayer delivered payment for the tax before the delinquency to the United States Postal Service for delivery by mail, but an act or omission of the postal service resulted in the Taxpayer's payment being postmarked after the delinquency date.

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

**THAT** the Taxpayer, JUAN A. REBOLLO, has met the requirements of Section 33.011 of the Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(j)(1) of the Tax Code in the amount of $427.93, for the property with the following legal description:

26 SUN RIDGE #7 LOT 8 (6195.00 SF)

***(Signatures Begin on Following Page)***

APPROVED this ___ day of _____, 2025.

**CITY OF EL PASO:**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

_____
Oscar Gomez
Assistant City Attorney

**APPROVED AS TO CONTENT:**

Maria O. Pasillas
_____
Maria O. Pasillas, RTA
City Tax Assessor/Collector

**File #:** 25-857, **Version:** 2

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

A Resolution authorizing the City Manager to sign all contracts, contract amendments, and related documents between the City of El Paso and the State of Texas to receive an allocation of $484,430 in 2025-2026 Homeless Housing and Services Program (HHSP) funds from the Texas Department of Housing and Community Affairs (TDHCA).

The Resolution also authorizes the Director of the Department of Community and Human Development (DCHD) to sign all contracts, amendments, and related documents between the City and agencies receiving sub-awards of the 2025-2026 HHSP funds, as well as all required certifications, performance reports, and related documentation.

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

**DEPARTMENT:** Community and Human Development

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Nickole H. Rodriguez **PHONE NUMBER:** 915-212-1673

**2nd CONTACT PERSON NAME:** **PHONE NUMBER:** 1-915-555-5555

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 8 – Nurture and Promote a Healthy, Sustainable Community

**SUBGOAL:**

Goal 8.2 – Stabilize neighborhoods through community, housing and ADA improvements

**SUBJECT:**

Action on a resolution authorizing the City Manager to sign all contracts, contract amendments, and related documents between the City of El Paso and the State of Texas to receive an allocation of $484,430 in 2025–2026 Homeless Housing and Services Program (HHSP) funds from the Texas Department of Housing and Community Affairs (TDHCA).

The resolution also authorizes the Director of the Department of Community and Human Development (DCHD) to sign all contracts, amendments, and related documents between the City and agencies receiving sub-awards of the 2025–2026 HHSP funds, as well as all required certifications, performance reports, and related documentation.

**BACKGROUND / DISCUSSION:**

The Department of Community + Human Development seeks City Council approval of a resolution authorizing the City to enter into a contract with TDHCA and execute subrecipient agreements to implement HHSP programming for FY 2025–2026.

This annual funding from TDHCA supports the City's efforts to reduce and prevent homelessness through targeted rental assistance, case management, and supportive services. The total allocation is $484,430, broken into two set-aside grants:

$355,700 – General Set-Aside

$128,730 – Youth Set-Aside

**COMMUNITY AND STAKEHOLDER OUTREACH:**

The Department annually collects stakeholder feedback through our Community Needs Assessment where addressing Homelessness has been a priority area for the last 3 years.

**PRIOR COUNCIL ACTION:**

Yes, this is an annual item. The most recent actions were approved 5/28/2024, 6/12/2023, and 6/27/2022

**AMOUNT AND SOURCE OF FUNDING:**

Allocated funding of $$484,430, in HHSP funds from TDHCA

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Nickole H. Rodriguez

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

# RESOLUTION

**WHEREAS**, in 2009, funding for the Homeless Housing and Services Program (HHSP), a program administered by the Texas Department of Housing & Community Affairs (TDHCA), was established by the Texas State Legislature to address the needs of persons and families experiencing homelessness, or at risk of becoming homeless; and

**WHEREAS**, The City of El Paso has been allocated by TDHCA General Revenue Funds in the amount of $484,430 to award to the Department of Community and Human Development (DCHD) under 2025-2026 HHSP funding to be executed under two contracts; one contract for general HHSP funds totaling $355,700 for homelessness prevention, homeless assistance and case management activities; the other for youth set-aside funds totaling $128,730. for homeless assistance and case management. The period of both contracts to run through August 31st, 2026.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:**

1. That the City Manager be authorized to sign all contracts, contract amendments and related documents between the City of El Paso and the State of Texas and/or TDHCA for 2025-2026 HHSP funds; and

2. That the Director of DCHD be authorized to sign all contracts, amendments and related documents between the City of El Paso and agencies receiving sub-awards from the City (Sub-Grantee Agencies) for 2025-2026 HHSP funds, as well as all certifications, performance reports, and related documents for TDHCA and Sub-Grantee Agencies.

**APPROVED** this _____ day of _____, 2025.

**CITY OF EL PASO:**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

Russell T. Abeln
Russell Abeln
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Nickole H. Rodriguez
Nickole H. Rodriguez
Director
Community & Human Development

| HHSP GENERAL | |
|---|---|
| **Type of Assistance** | **Percentage** |
| Homeless Assistance | 41% |
| Homeless Prevention | 13% |
| Case Management | 34% |
| DCHD- Admin | 11% |
| | 100% |

| HHSP Youth | |
|---|---|
| **Type of Assistance** | **Percentage** |
| Homeless Assitance | 82% |
| Homeless Prevention | 0% |
| Case Management | 0% |
| DCHD- ADMIN | 18% |
| | 100% |

**File #:** 25-863, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Public Health, Veerinder Taneja, (915) 212-6500

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Request that the Director of Purchasing & Strategic Sourcing is authorized to notify Ace Government Services, LLC that the City is terminating Contract No. 2024-0285 Janitorial Services for convenience, pursuant to Contract Clauses- Section 8A of this contract, due to contract being replaced to include a complete scope of work and four (4) Women, Infant, and Children (WIC) locations and that the termination shall be effective as of June 24, 2025.

**REVISED**
*8:14 am, Jul 10, 2025*

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

**DEPARTMENT:** Department of Public Health
Purchasing & Strategic Sourcing
**AGENDA DATE:** July 22, 2025
**PUBLIC HEARING DATE:** N/A
**CONTACT PERSON NAME:** Veerinder Taneja, Health Director **PHONE NUMBER:** (915) 212-6500
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
**DISTRICT(S) AFFECTED:** All

**SUBJECT:**
Request that the Director of Purchasing & Strategic Sourcing is authorized to notify Ace Government Services, LLC that the City is terminating Contract No. 2024-0285 Janitorial Services for convenience, pursuant to Contract Clauses- Section 8A of this contract, due to contract being replaced to include a complete scope of work and four (4) WIC locations and that the termination shall be effective as of June 24, 2025.

**BACKGROUND / DISCUSSION:**
This contract did not include a complete scope of work and was missing 4 WIC locations.

**COMMUNITY AND STAKEHOLDER OUTREACH:**
N/A

**SELECTION SUMMARY:**
N/A

**CONTRACT VARIANCE:**
N/A

**PROTEST:**
N/A

**PRIOR COUNCIL ACTION:**
On July 16, 2024 the City Council approved the award of contract 2024-0285 to Ace Government Services, LLC. for a three (3) year term and a two (2) year option to extend the contract for a total amount of $2,094,930.00.

**AMOUNT AND SOURCE OF FUNDING:**
Amount: N/A
Funding Source: N/A
Account: N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**
Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT ($) |
|---|---|
| Form was provided to the applicant | **N/A** |
| | |
| | |

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

**DEPARTMENT HEAD:**

Veerinder Taneja

Veerinder Taneja, Health Director

Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
(Termination)

**********Posting Language Below **********

Please place the following item on the Consent Agenda for the City Council Meeting of July 22, 2025.

Request that the Director of Purchasing & Strategic Sourcing is authorized to notify Ace Government Services, LLC that the City is terminating Contract No. 2024-0285 Janitorial Services for convenience, pursuant to Contract Clauses- Section 8A of this contract, due to contract being replaced to include a complete scope of work and four (4) WIC locations and that the termination shall be effective as of June 24, 2025.

REVISED
8:14 am, Jul 10, 2025

# R E S O L U T I O N

**WHEREAS**, on June 10, 2025, the City of El Paso ("City") awarded Contract No. 2025-0221 Janitorial Services – Health Locations to the following vendor:

1. Ace Government Services, LLC

**WHEREAS**, pursuant to Attribute 29. Contract Clauses – Section 8A, the City is authorized to terminate the Contract for convenience; and

**WHEREAS**, the City desires to terminate the Contract for Convenience.

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

That the Director of Purchasing & Strategic Sourcing is authorized to notify Ace Government Services, LLC that the City is terminating Contract No. 2024-0285 Janitorial Services for convenience, pursuant to Contract Clauses- Section 8A of this contract, due to contract being replaced to include a complete scope of work and four (4) WIC locations and that the termination shall be effective as of June 24, 2025.

**APPROVED this _____ day of _____, 2025.**

**THE CITY OF EL PASO**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

_____
Mona M. Heydarian
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Claudia A. Garcia, Director
Purchasing & Strategic Sourcing

**APPROVED AS TO CONTENT:**

Veerinder Taneja
_____
Dr. Veerinder Taneja, Director
Public Health Department

**File #:** 25-870, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Chris Canales, (915) 212-0008

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Mark Wancho to the Open Space Advisory Board by Representative Chris Canales, District 8.

# Board Appointment Form

City Clerk's Office

| | |
|---|---|
| **Appointing Office** | Chris Canales, District 8 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | Open Space Advisory Board |

**Agenda Posting Language**

Re-appointment of Mark Wancho to the Open Space Advisory Board by Representative Chris Canales, District 8.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

Please see resume.

| | |
|---|---|
| **Nominee Name** | Mark Wancho |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | District 8 |
| **City Employed Relatives** | N/A |

**Board Membership**

Open Space Advisory (June 08, 2021 to June 30, 2025)

**Real estate owned in El Paso County**

[redacted]

| | |
|---|---|
| **Previous Appointee** | Sarah Elena Dillabough |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 07/01/23 |
| **Term Expires On** | 06/30/27 |
| **Term** | Second Term |

# Mark Wancho

[redacted]

## Experience

**IT Services** **October 2004 – October 2008**

- Computer Net Solutions
    - Desktop, server, network and printer installation and support.
    - Project design and management.
- Compumedics, Ltd.
    - Sleep lab installation and support.
    - Network administration.
- Makios Technology
    - Desktop, server, network and printer installation and support.
    - Remote network management.

**IT Services - Sole Proprietor** **October 2008 - Present**

- Business computer network consulting.
- Project design and management.
- Desktop, server, network, and printer installation and support.
- Purchasing and service subcontracting.

## Education

**Eastwood High School** **1999**

High School Diploma. Band, soccer, technical theater.

**El Paso Community College** **2005**

Associate of Applied Science in Microcomputer Telecommunications and Networking.

## Community Service

**Borderland Mountain Bike Association** **December 2019 - Present**

Board of Directors

- Treasurer since May 2023
- Trail, trailhead, maintenance, advocacy, consultation.
- Fundraiser, race organization and coordination.
- Monthly discussion of BMBA matters, community outreach, event planning.
- Correspondence with city and community leaders regarding open space trail cleanup and maintenance efforts.

**File #:** 25-871, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Christina Olivares to the AmeriCorps Seniors Advisory Council by Representative Deanna Maldonado-Rocha, District 3.

# Board Appointment Form

City Clerk's Office

| | |
|---|---|
| **Appointing Office** | Deanna Maldonado-Rocha, District 3 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | Americorps Seniors Advisory Council |

**Agenda Posting Language**

Re-appointment of Christina Olivares to the AmeriCorps Seniors Advisory Council by Representative Deanna Maldonado-Rocha, District 3.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

See resume.

| | |
|---|---|
| **Nominee Name** | Christina Olivares |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | District 2 |
| **City Employed Relatives** | [redacted] |

**Board Membership**

AmeriCorps Seniors Advisory Council (June 20, 2023 to June 19, 2025)

**Real estate owned in El Paso County**

N/A

| | |
|---|---|
| **Previous Appointee** | Christina Olivares |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 06/20/25 |
| **Term Expires On** | 06/19/27 |
| **Term** | Second Term |

# CHRISTINA OLIVARES

[redacted]

## WORK EXPERIENCE

**El Paso Helping People** 2017 - Present
*Part-time Job Skills Trainer* *El Paso, Texas*

- Partnership with Texas Workforce Commission/Vocational Rehabilitation
- Provide quality job coaching to clients
- Provide learning and working environment for clients

**Retired with 30 years of Service with the El Paso Community College** 12 - 2008

**El Paso Community College** 1978 – 2008
*Student Services Manager* *El Paso, Texas*

- Managed the Registrar's Office at the Transmountain Campus
- Responsible for services - admissions, records, transcripts, suspensions, and graduations for Credit Courses
- Responsible for enrollment of Continuing Education Courses
- Supervised staff at Admission and Records Office
- Responsible for receiving and verifying faculty grades
- Advised prospective students on courses and programs for Credit and Non Credit
- Planned and implemented registrations for each semester
- Interviewed, hired, trained and supervised registration staff
- Coordinated space for events, meetings, and activities at campus
- Planned and implemented necessary tables, chairs and audio equipment for events
- Participated in Transmountain and Valle Verde campus meetings to develop procedures and customer services to increase student enrollment and student success
- During tenure at EPCC served as Officer of the Classified Staff Association and Professional Staff Association

**Wheelchair and Walker Rentals** 1973 – 1978
*Customer Service Representative* *El Paso, Texas*

- Responsible for all customer service of walk-ins and incoming phone calls
- Knowledgeable of medical equipment and services
- Responsible for sales and services and handled money transactions
- Assisted with hiring, training and supervising staff
- Planned and implemented customer deliveries of services and medical equipment
- Assisted with home evaluations of wheelchair specifications for patients
- Conducted public relations visits with physician's office

# CHRISTINA OLIVARES

[redacted]

## COMMUNITY AND VOLUNTEER SERVICES

Current member of DECA Advisory Board
Current judge for DECA Competition
Past officer of the board of directors for Texas PTA in Austin
Past president and officer of local PTAs in El Paso
Served as officer for the local Neighbor Hood Watch Program
Volunteered-Saint Pius Church Ministries
Volunteered-Juvenile Probation Department

## EDUCATION

**El Paso Community College** Graduated 1991
Associate of Applied Science in Business Management

## REFERENCES

| Reference | Occupation | Relation | Contact # |
|---|---|---|---|
| ➢ **Carolyn Pufal** | Counselor, Retired | Colleague: El Paso Community College | 915.329.0167 |
| ➢ **Diane Baray** | Instructor, DECA Program at Montwood High School | Socorro Independent School District | 915.820.6586 |

**File #:** 25-896, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Lily Limón, (915) 212-0007

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Pifas Silva to the Greater El Paso Civic, Convention and Tourism Advisory Board by Representative Lily Limón, District 7.

# Board Appointment Form

City Clerk's Office

**REVISED**
*12:18 pm, Jul 16, 2025*

| | |
|---|---|
| **Appointing Office** | Lily Limón, District 7 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | Greater El Paso Civic, Convention and Tourism Advisory Board |

**Agenda Posting Language**

Re-appointment of Pifas Silva to the Greater El Paso Civic, Convention and Tourism Advisory Board by Representative Lily Limón, District 7.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

Mr. Silva is an experienced media/community relations professional with over 30 years of working in El Paso. Eight of those years included working for the city's tourism bureau and in the hospitality industry at both the Courtyard by Marriott and Radisson hotels.

| | |
|---|---|
| **Nominee Name** | Pifas Silva |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | District 7 |
| **City Employed Relatives** | [redacted] |

**Board Membership**

Yes, Greater El Paso Civic Convention and Tourism advisory Board.

**Real estate owned in El Paso County**

N/A

| | |
|---|---|
| **Previous Appointee** | Gabriel Ayub |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 07/22/25 |
| **Term Expires On** | 05/27/27 |
| **Term** | Second Term |

Pifas Silva

Pifas Silva is a retired media/community relations professional with over 30 years of experience working in our city. Silva is an El Paso native and has been a resident of District 7 for well over four decades.

His professional career has included working as a congressional staffer for Congresswoman Veronica Escobar and as the spokesman for Visit El Paso. In addition, he's previously held marketing and community outreach positions with the Alzheimer's Association, El Paso Catholic Schools and the San Elizario Independent School District. Pifas has also worked as a journalist with KVIA-TV ABC 7 and the El Paso Times.

Silva's community involvement has included serving on the St. Patrick Cathedral School's Board of Trustees, the Greater El Paso Civic Convention & Tourism Advisory Board and the International AIDS Empowerment El Paso Board of Directors. He has earned recognition as a Borderland Rainbow Center LGBTQ+ Border Hero (Advocacy), El Paso Catholic Schools SEED Award Recipient (Volunteer) and El Paso Times 52 Under 40 El Pasoan (Community Service). Pifas is also a graduate of the FBI El Paso's Citizens Academy and has been named to the Texas Association of School Boards Media Honor Roll.

**File #:** 25-897, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Chris Canales, (915) 212-0008

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Valerie M. Armendariz to the Tax Advisory Committee by Representative Chris Canales, District 8.

# Board Appointment Form

City Clerk's Office

| | |
|---|---|
| **Appointing Office** | Chris Canales, District 8 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | Tax Advisory Committee |

**Agenda Posting Language**

Re-appointment of Valerie M. Armendariz to the Tax Advisory Committee by Representative Chris Canales, District 8.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

Please see resume.

| | |
|---|---|
| **Nominee Name** | Valerie M. Armendariz |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | Outside City Limits |
| **City Employed Relatives** | N/A |

**Board Membership**

Previously served on the Tax Advisory Committee from 2022 to 2024.

**Real estate owned in El Paso County**

[redacted]

| | |
|---|---|
| **Previous Appointee** | Expired |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 01/09/24 |
| **Term Expires On** | 01/08/28 |
| **Term** | Second Term |

# Valerie M. Armendariz

[redacted]

[redacted]

## Education

*Texas Municipal Clerk (TMC) Certification Program* Anticipated: 2026
University of North Texas (UNT), Division of Finance & Administration

*Master's in Public Administration* Graduated: December 2023
The University of Texas at El Paso (UTEP)
Concentration: Government & Nonprofit

*Bachelor of Psychology* Graduated: December 2016
*with a minor in Sociology*
The University of Texas at El Paso (UTEP)

## Activities

-Member of the Anthony, Texas Police Foundation and Food Pantry, Secretary 2023- current
-Member of the Public Administration Advisory Board Member, Appointed April 2024 – (3-year term)
-Member of the Tax Advisory Committee for the City of El Paso, Appointed August 2022 (2-year term)
-Master's in Public Administration Student Association (MPASA)
Officer: Secretary 2021 - 2022
Officer: President 2022 – 2023

## Work Experience

***Town Clerk, City Secretary, Department Head*** *Anthony, Texas 79821*
Town Hall **March 2022 – Present**
***Interim Town Clerk*** *Anthony, Texas 79821*
Town Hall **July 2021 – March 2022**
***Deputy Town Clerk*** *Anthony, Texas 79821*
Town Hall **June 2019 – July 2021**

***Administrative Assistant*** El Paso, Texas 79912
Coronado County Club December 2017 – June 2019
***Assistant Manager*** Canutillo, Texas 79835
Destination Maternity November 2016- June 2019

## Internship

***Program Intern and Event Photographer*** ***El Paso, Texas 79901***
Make-A-Wish Foundation North Texas April 2014- December 2016
January 2022-May 2022

## Skills

- Fluent in Spanish and English (Bilingual)
- Quickbooks Desktop
- ADP Payroll
- Microsoft Office
- Photoshop CS6

**File #:** 25-875, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Art Fierro, (915) 212-0006

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Stephanie R. Gardea to the Historic Landmark Commission by Representative Art Fierro, District 6.

# Board Appointment Form

City Clerk's Office

| | |
|---|---|
| **Appointing Office** | Art Fierro, District 6 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | Historic Landmark Commission |

**Agenda Posting Language**

Appointment of Stephanie R. Gardea to the Historic Landmark Commission by Representative Fierro, District 6.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

Please see resume.

| | |
|---|---|
| **Nominee Name** | Stephanie R. Gardea |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | District 2 |
| **City Employed Relatives** | [redacted], Cousi |

**Board Membership**

N/A

**Real estate owned in El Paso County**

[redacted]

| | |
|---|---|
| **Previous Appointee** | Angela Jimenez |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 04/26/25 |
| **Term Expires On** | 04/25/27 |
| **Term** | First Term |

# Stephanie R. Gardea

## EDUCATION

**The University of Texas at Austin** **May 2017**
*Bachelor of Arts in Art History* Austin, TX

- Presented independent research "Childhood Lost: Reading into the "'Children's Pages' of *View*" at the Undergraduate Art History Research Symposium in April 2017

**Study Abroad: Learning Tuscany, Santa Chiara ITALART** **May 2015 – July 2015**
*Art History and Studio Practice* Castiglion Fiorentino, Tuscany, Italy

## WORK EXPERIENCE

**Cherokee Federal,** *Historic Preservation Specialist,* Fort Bliss, Texas **March 2025 – Present**

- Provide support for Section 106 of the National Historic Preservation Act of 1966 and the National Environmental Policy Act (NEPA) U.S. Army Fort Bliss Military Installation – Directorate of Public Works, Environmental Division
- Aid the Historic Preservation Program in the implementation and completion of cultural resource surveys and the management of data from project reviews, field visits, and on-site monitoring
-

**El Paso Museum of History,** *Museum Registrar,* El Paso, Texas **September 2021 – February 2025**

- Directly oversaw all inventory of museum's collections, new acquisitions and deaccessions, improved collections storage areas, and maintained standard for object handling and Past Perfect entry updates for 10,000 items in collections
- Monitored the museum's Digital Wall and digie.org; oversee over 17,000 entries of digital media, updating metadata, and expanding the media descriptions for web accessibility on the system's CMS portal; Collaborated with Gibson Group and IT Department for the Digital Wall facade rebuild and technology upgrade
- Managed cleaning, accessioning, and cataloging of 487 items for the August 3rd Memorial Collection consisting of original materials and ephemera from the Wal-Mart Supercenter community memorial site of the August 3rd Shooting; Assisted with the installation and de-installation of *Resilience: Remembering August 3rd* exhibition
- Oversaw curation and preventive conservation in permanent exhibition "Changing Pass: People, Land and Memory" to ensure objects maintain stable condition and regularly rotated items within the gallery
- Nominated and processed quarterly deaccessions of objects per approval of Museum and Cultural Affairs Advisory Board; considered deaccessioned items for object transfer to EPMH Education Collection or source better suited institutions
- Regularly updated collections database, Past Perfect 5, researched and updated provenance of acquisitions; refreshed artifact boxes and micro-environments in collections areas
- Processed, handled, and condition reported all incoming loans and collections for traveling and in-house curated exhibitions
- Assisted curatorial and education teams with artifact sourcing and selecting from collections for in-house curated exhibitions; determined artifact stability for short-term and long-term exhibition or 3D printing replication; cleaned, mounted, and prepared artifacts for display; drafted all exhibition labels for artifact provenance, sourcing, and acquisition
- Installed nine traveling exhibitions from partners such as Art Bridges, Smithsonian Institution of Traveling Exhibition Service, National Aeronautics and Space Administration, Georgia Museum of Art, and Las Cruces Museums; administered shipping and receiving of art objects and exhibition structures, and loans consisting of preparing insurance reports and claims, compiling quotes for shipment, monitor and participate in art handling, packing and unpacking loans, exhibitions and artifacts placing objects on view or storage
- Managed and tracked all spending for municipal collections budget, El Paso Museum of History Foundation conservation budget, and any grant-acquired funding; procure collections supplies, equipment, and conservation services as needed
- Logged and processed overdue artifact loans, inherited loans to unrestricted gifts and backlogged non-accessioned received artifacts housed in collections areas
- Implemented new staff onboarding process to monitor and train personnel in proper art and artifact handling, logging of entering collections areas, and use of collections materials for exhibiting or educational usage
- Supervised undergraduate work-study, conservation, museum studies interns, and Museum volunteer program; Scheduled, trained and mentored students with fundamental skills for working in collecting and exhibiting institutional settings
- Regularly checked gallery and storage spaces for pests, proper temperature, humidity, light monitoring and other environmental conditions for stable conditions

*Education and Curatorial Associate* **March 2019 – September 2021**

- Project lead for reevaluating museum's Integrated Pest Management system; implemented trap placement, monitoring, recording of monthly pest statistics
- Project lead for installing the museum's HOBO Relative Humidity/temp data logging systems for daily monitoring of museum environmental controls
- Assisted with museum collection inventory, maintaining archival records on museum database, Past Perfect 5, prepared condition reports, artifact conservation and cleaning, and archival rehousing
- Oversaw budgets and grant proposals for museum conservation and collections supplies and materials
- Assisted with the research, development, and production of 17 museum in-person, virtual, and pop-up exhibitions; including exhibition labels and texts, selecting artifacts, and installing museum fixtures
- Maintained loan forms and condition reports for incoming loans included in the 2019 - 2021 exhibitions such as *Pride Cinema: Queer Film and Culture in the 20th and 21st Century, Pasos Urbanos: Photographic Narrative of Borderlands Downtown Culture, El Paso Chamber of Commerce: Powerhouse of the Southwest, Low and Slow: Lowrider Culture on the Border, and The Devil you Say!: The Saintly and Not so Saintly in Folk art*
- Administered the museum's Digital Wall and digie.org; oversee 16,000 digital media, updating metadata, and expanding the media descriptions for web ADA compliance; project lead the revision and refresh of the digie.org website and UX/UI interface
- Oversaw development of in-person and virtual educational programs for exhibition related activities and large scale events such as Chalk the Block, Dia De Los Muertos, Winterfest, and Lunar New Year
- Created and developed new educational programming through 2020 shut down by implementing the museum's first ever virtual workshops offering free workshop kit with supplies service to community members and workshop participants
- Designed promotional material for in-person and virtual educational programs and projects with the marketing coordinator
- Built and established relationships with community institutions, organizations, and members for collaborative museum program offerings such as Borderland Rainbow Center, UTEP Special Collections, El Paso Public Library, and neighboring MCAD museums: El Paso Museum of Art and El Paso Museum of Archaeology
- Scheduled and conducted in-person and virtual tours of the museum to visitors; prepared docent training material for visitor services assistants, interns, and volunteers; implemented the museum's first immersive tours for EPISD special education classes
- Supervised two community work-study students, two UTEP CARES interns, and four museum volunteers involving scheduling, guidance, and museum training

*Curatorial and Collections Intern* **December 2018 – March 2019**

- Updated and improved archival records for thorough documentation and recordkeeping of collections items
- Redeveloped the permanent exhibition, *Changing Pass,* with 30 integral updated text revisions to the exhibition
- Assisted in curating and coordinating museum programs with museum curatorial staff and the museum community engagement coordinator

**Harry Ransom Center,** *Thos H. Law and Jo Ann Law Undergraduate Intern*, Austin, Texas **August 2016 – May 2017**

- Assisted with archival registration and cataloging of 65 props, textiles, and ephemera from the AMC television series *Mad Men* collection acquisition
- Assisted with museum collection inventory, updated archival records on museum software, and archival reshelving
- Selected artifacts and archival material from the Tim O'Brien, Gabriel Garcia Marquez, and David Foster Wallace archives for the *Stories to Tell* exhibition
- Drafted exhibition labels and texts from *Stories to Tell: Selections from the Ransom Center Collections*
- Created audio-guide for visitors on bronze busts in HRC main lobby
- Drafted and evaluated image captions and artistic credits for upcoming publication featuring Fall 2017 exhibition *Mexico Modern: Trade, Commerce and Cultural Exchange*

**Landmarks Preservation Guild***, Conservation Intern*, Austin, TX **September 2015 – December 2016**

- Conducted site visits at Mark Di Suvero's *Clock Knot* (2007) and complete condition report of sculpture's status
- Assisted conservator with sculpture evaluation and performed arts preservation and conservation techniques

## ACCOLADES & MEMBERSHIPS

2021 **University of Texas at El Paso Golden Impact Community Partner**
2020 **Stanford University's d.school Human Centered Design Cohort Member**
2017 -2013 **Gateway Scholars Program**
2017 -2013 **Presidential Achievement Scholar**
2015 – 2016 **Undergraduate Museum Studies Guild**
2014 **UT Latino-Hispanic Art Student Council**

Legislation Text

**File #:** 25-895, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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***No Title's, No emails. Please use ARIAL 10 Font.***

Members of the City Council, Representative Art Fierro, (915) 212-0006

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Sandra Olivar to the City Accessibility Advisory Committee by Representative Art Fierro, District 6.

# Board Appointment Form

City Clerk's Office

| | |
|---|---|
| **Appointing Office** | Art Fierro, District 6 |
| **Agenda Placement** | Consent |
| **Date of Council Meeting** | 07/22/25 |
| **Name of Board** | City Accessibility Advisory Committee |

**Agenda Posting Language**

Appointment of Sandra Olivar to the City Accessibility Advisory Committee by Representative Art Fierro, District 6.

| | |
|---|---|
| **Appointment Type** | Regular |

**Member Qualifications**

See resume

| | |
|---|---|
| **Nominee Name** | Sandra Olivar |
| **Nominee Email Address** | [redacted] |
| **Nominee Residential Address** | [redacted] |
| **Nominee Primary Phone Number** | [redacted] |
| **Residing District** | District 6 |
| **City Employed Relatives** | N/A |

**Board Membership**

Parks and Recreation Advisory Board

**Real estate owned in El Paso County**

[redacted]

| | |
|---|---|
| **Previous Appointee** | Phillip T. Laign Jr. |
| **Reason for Vacancy** | Term Expired |
| **Date of Appointment** | 07/22/25 |
| **Term Begins On** | 03/17/25 |
| **Term Expires On** | 03/16/27 |
| **Term** | First Term |

# SANDRA OLIVAR

[redacted]

## EDUCATION

University of Texas at El Paso 1972-1976
B S Physical Education El Paso, Texas

University of Phoenix
AAB Business Administration 2008-2010
BS Human Service Administration 2010-Dec. 2011

## EMPLOYMENT

**Volunteer Executive Director** Jan. 2005-present
Miracle League of El Paso
Founder and CEO,
Initiated, organized, and personally funded a nonprofit organization to provide recreational opportunities for people with disabilities. Partnered with strategic organizations to fund raise over $1 million dollars to build a sports complex and specially designed baseball field for people with disabilities. Complex has been completed. New initiative developing to provide other sports activities throughout the year. Achieved primary goal of the league by conducting league play in three of the eleven sport programs offered. I have twenty years of experience in the disability community as well as thirteen years of experience in conducting league play for youth baseball and tee ball at Ponder Park.

**Regional Coordinator**
The Arc of Texas September 2011-August 2013
Educate, coordinate, consult, and direct people with disabilities and their families regarding plans for the individual with disabilities. Plan, format, and assist in processing paperwork to initiate nonprofit status for micro board members. Scheduled follow ups and continual oversight of micro board members once established. Establish permanent organization for family members to set goals and accomplish tasks to reach the goals. Part time

**Community Organizer** June 2004-August 2011
The Arc of Texas
Organize, network, build, and train specialized and advanced advocacy to a coalition of advocates of individuals and families of developmental or intellectual disabilities. Developed umbrella advocacy coalition that has placed trained individuals in key agencies and organizations to continue the momentum of legislation awareness, initiated successful legislative and advocate pairing which continues past grant timelines. Participated in PATH training with intention to expand the scope of individuals using the planning tool within the community of disabilities, Part time.

**Southwestern Bell Telephone Company** El Paso, Texas

**Customer Service Technician** 1994-2004
Installation and repair of communication services for the vast consumer base, including wiring for jacks in businesses and residences, placing service cables from the telephone poles to the customer's premise and installing interfaces for service. For last two years, was the primary installer of DSL and Broadband service for the west side of El Paso.
**Business Service Representative** 1981-1994
Sales and service of business products to the business community
**Residence Service Representative** 1976-1981
Telephone sales and service of residential customers.
**Operator** 1974-1976
Mountain Bell Telephone and Telegraph
Handling and executing local and long-distance calls from customers.

**SKILLS**

In my 30 years with Southwestern Bell Telephone, I have been trained in intense telemarketing, professional and courteous customer service. I am highly organized and proficient in multi-tasking. I am adept in payroll, time reporting and sales. I have the skill set to write grant proposals and to have them awarded, I am familiar with business finance especially nonprofit.
Love working with children as displayed in my retirement direction by founding a baseball league for children with disabilities. I am familiar with all school districts in the El Paso area.

**BOARDS, COMMITTEES AND AWARDS**
**Socorro Independent School District 2020-2021 Superintendent Advisory Council**

**City of El Paso Parks and Recreation Advisory Board 2018-2022, 2023-present (Served as Chairperson from October 2020- January 2021.)**

**Eastwood High School Homecoming Parade Grand Marshal 2016**

**AFP Fundraising Award 2010**

**Mt. Franklin Pioneers President 1992-1995**

**Sun Carnival Vice President of Parades 1991-1993**

**YWCA REACH award recipient 1989**

**City of El Paso Red Ribbon city chairperson 1988**

**File #:** 25-853, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
Tax Office, Maria O. Pasillas, (915) 212-0106

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than $2,500.00. (See Attachment B)

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

RECEIVED
By City Clerks at 9:11 am, Jul 11, 2025

**DEPARTMENT:** Tax Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Maria O. Pasillas **PHONE NUMBER:** 915-212-0106

**DISTRICT(S) AFFECTED:** All

**STRATEGIC GOAL:**

Goal 6 – Set the Standard for Sound Governance and Fiscal Management

**SUBGOAL:**

6.11 Provide efficient and effective services to taxpayers

**SUBJECT:**

That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than $2,500.00. (See Attachment B).

**BACKGROUND / DISCUSSION:**

Approve property tax overpayment refunds greater than $2,500.00, per the Texas Property Tax Code, Sec. 31.11 – Refunds of Overpayments or Erroneous Payments.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

Council has considered this previously on a routine basis.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Maria O. Pasillas Maria O. Pasillas 2025.07.11 06:53:14 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

TAX REFUNDS OVER $2,500
July 22, 2025

**RECEIVED**
*By City Clerks at 9:10 am, Jul 11, 2025*

1. Covius Title Agency, in the amount of $12,514.44, made an overpayment on June 27, 2024 of 2023 taxes.
   (Geo. # C801-999-0080-7790)

2. Josue Toledano Jr, in the amount of $4,977.54, made an overpayment on January 28, 2025 of 2024 taxes. Corrected name from the July 8, 2025 City Council agenda.
   (Geo. #S505-000-0010-0400)

3. Lubbock Christian University, in the amount of $2,550.74 made an overpayment on January 14, 2025 of 2024 taxes.
   (Geo. #X579-999-308A-9657)

Laura D. Prine
City Clerk

Maria O. Pasillas

Maria O. Pasillas, RTA
Tax Assessor Collector

TAX OFFICE
RECEIVED
JUN 30 2025

**MARIA O. PASILLAS, RTA**
**CITY OF EL PASO TAX ASSESSOR COLLECTOR**
**221 N. KANSAS, STE 300**
**EL PASO, TX 79901**
**PH: (915) 212-0106 FAX: (915) 212-0107 Email: taxforms@elpasotexas.gov**

| Geo No. | Prop ID |
|---|---|
| C801-999-0080-7790 | 232398 |

**Legal Description of the Property**
8 CORONADO COUNTRY CLUB ESTS #7 LOT 35 (21752 SQ FT)

1109 CERRITO FELIZ LN 79912

OWNER: LICON EDUARDO A

**COVIUS SETTLEMENT SERVICES LLC**
**2001 NE 46TH STREET SUITE 25**
**KANSAS CITY , MO 64116**

OP +2,500

**2023 OVERAGE AMOUNT $12,514.44**

1: CITY OF EL PASO, 3: EL PASO ISD, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER OF EL PASO

Dear Taxpayer:
Our records indicate that an overpayment exists on the property tax account listed above as of the date of this letter. If you paid the taxes on this account and believe you are entitled to a refund, please complete the application below, sign it, and return it to our office. If the taxes were paid by your mortgage/title company or any other party, you must obtain a written letter of release in order for the refund to be issued in your name. If you did not make the payment(s) on this account, please forward this letter to the person who paid these taxes. You may also request the transfer of this overpayment to other tax accounts and/or tax years in the space provided or by attaching an additional sheet if necessary. Your application for refund must be submitted within three years from the date of the overpayment, or you waive the right to the refund (Sec. 31.11c). Governing body approval is required for refunds in excess of $2500.

**APPLICATION FOR PROPERTY TAX REFUND:** This application must be completed, signed, and submitted with supporting documentation to be valid.

**Step 1. Identify the refund recipient.**
Show information for whomever will be receiving the refund.

Who should the refund be issued to:

Name: Covius Title Agency
Address: 2150 S. Central Expressway, Ste 200 ✓
City, State, Zip: McKinney, TX 75070
Daytime Phone No.: 469-240-5844 E-Mail Address: Rachel.Spinks@covius.com

**Step 2. Provide payment information.**
Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement.

| Payment made by: | Check No. | Date Paid | Amount Paid |
|---|---|---|---|
| Check Payment | 2520 | 06/27/2024 | $320,715.31 |
| | | | |
| **TOTAL AMOUNT PAID (sum of the above amounts)** | | | |

**Step 3. Provide reason for this refund.**
Please list any accounts and/or years that you intended to pay with this overage.

Please check one of the following:

| | |
|---|---|
| | I paid this account in error and I am entitled to the refund. |
| X | I overpaid this account. Please refund the excess to the address listed in Step 1. |
| | I want this payment applied to next year's taxes. |
| | This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below): |

**Step 4. Sign the form.**
Unsigned applications cannot be processed.

By signing below, I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct. ( If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under the Texas Penal Code, Sec. 37.10. )

E.M 7/1/2025

SIGNATURE OF REQUESTOR (REQUIRED) Rachel L Spinks

PRINTED NAME & DATE Rachel Spinks 06/30/2025

TAX OFFICE USE ONLY: ☑ Approved ☐ Denied By: JMC Date: 7/1/25

creditcard

OP ✓
+2500

TAX OFFICE RECEIVED
JUN 09 2025

THE CITY OF EL PASO
CONSOLIDATED TAX OFFICE
221 N. Kansas, Suite 300
El Paso, Texas 79901
Phone (915) 212-0106, Fax (915) 212-0108

# APPLICATION FOR TAX REFUND

The Consolidated Tax Office collects property taxes for all eligible property taxing entities within El Paso County.

APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION: S 505-000-0010-04400

| Refund To: | Phone: | Property ID# (One application per account) |
|---|---|---|
| JOSUE TOLEDANO JR ✓ | (323) 652-7355<br>HOME:<br>WORK: | 668522 |
| **Address (mail refund to :)** | **Property Address:** And/or **Legal Description:** | |
| 202 CRAFTSMAN DR. DOTHAN, AL, 36303 ✓ | 1021 AEROSYNE PL EL PASO, TX 79928 | |

| Tax year requested: | Date payment made: | Check No. & Date, if known: | Amount of taxes paid: | Amount of refund requested: |
|---|---|---|---|---|
| 1. 2024 | 28 JAN 25 | | $ 4977.54 | $ 4977.54 |
| 2. | | | | |
| 3. | | | | |
| TOTAL AMOUNT (sum of the above amounts) | | | | $ 4977.54 ✓ |

CC ✓

(City Council approval required if over $2,500)

REQUIRED: Copy of original receipt, front & back of negotiated check, OR bank statement showing item cleared (both the bank & taxpayer must appear)

REASON FOR OVERPAYMENT: I took off the wrong property tax date. Then I paid and now the city acknowledges that they hold the sum of 4977.54 please refund when avaible.

"I certify that information given to obtain this refund is true and correct."

Requestor Signature: _____ Date: 09 JUNE 25 ✓

Printed name: JOSUE TOLEDANO JR Title: MR.

Any person knowingly submitting false entries is subject to: (1) imprisonment of 2 to 10 years, or $5,000 fine, or both; (2) imprisonment up to one year, or fine not over $2,000, or both. (Sec. 37.10 Penal Code) An application for a refund must be made within 3 years after the date of the payment or the taxpayer waives the rights to the refund (Sec. 31.11 (c)).

TAX OFFICE Entry: ( ✓ ) REFUND APPROVED ✓

Tax Office Approval: N.N Date: 6-11-25

fme 6/12/25 Date: _____

(Placed on City Council Agenda over $2,500)

( ) DISAPPROVED ( ) Returned to sender ( ) See below/attached

( ) Required documentation (Tax receipt, Canceled Check, Bank Statement, or Other) not submitted.

( ) Record of overpayment not found on this property.

( ) Property not found as identified, resubmit after correction.

( ) Other: _____

TAX OFFICE RECEIVED

JUL 01 2025

**MARIA O. PASILLAS, RTA**
**CITY OF EL PASO TAX ASSESSOR COLLECTOR**
**221 N. KANSAS, STE 300**
**EL PASO, TX 79901**
**PH: (915) 212-0106 FAX: (915) 212-0107 Email: taxforms@elpasotexas.gov**

| Geo No. | Prop ID |
|---|---|
| X579-999-308A-9657 | 117438 |

**Legal Description of the Property**
79 TSP 3 SEC 8 T & P SURV TR 17-C-169 (0.9898 AC)

79936

OWNER: QT SOUTH LLC

**LUBBOCK CHRISTIAN UNIVERSITY**
**C/O RAYMOND RICHARDSON**
**5601 19TH STREET**
**LUBBOCK , TX 79407-2031**

OP 7800 ✓

**2024 OVERAGE AMOUNT $2,550.74**

1: CITY OF EL PASO, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER, 9: SOCORRO ISD

Dear Taxpayer:
Our records indicate that an overpayment exists on the property tax account listed above as of the date of this letter. If you paid the taxes on this account and believe you are entitled to a refund, please complete the application below, sign it, and return it to our office. If the taxes were paid by your mortgage/title company or any other party, you must obtain a written letter of release in order for the refund to be issued in your name. If you did not make the payment(s) on this account, please forward this letter to the person who paid these taxes. You may also request the transfer of this overpayment to other tax accounts and/or tax years in the space provided or by attaching an additional sheet if necessary. Your application for refund must be submitted within three years from the date of the overpayment, or you waive the right to the refund (Sec. 31.11c). Governing body approval is required for refunds in excess of $2500.

**APPLICATION FOR PROPERTY TAX REFUND:** This application must be completed, signed, and submitted with supporting documentation to be valid.

**Step 1. Identify the refund recipient.**
Show information for whomever will be receiving the refund.

Who should the refund be issued to:

Name: LUBBOCK CHRISTIAN UNIVERSITY
Address: 5601 19th Street ✓
City, State, Zip: Lubbock TX 79407
Daytime Phone No.: 806 796 8800 EXT 7303 E-Mail Address: FINANCE@LCU.EDU

**Step 2. Provide payment information.**
Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement.

| Payment made by: | Check No. | Date Paid | Amount Paid |
|---|---|---|---|
| Check Payment | 21114 | 01/14/2025 | $11,915.51 |
| | | | |
| **TOTAL AMOUNT PAID (sum of the above amounts)** | | | 11915.51 |

**Step 3. Provide reason for this refund.**
Please list any accounts and/or years that you intended to pay with this overage.

Please check one of the following:

- [ ] I paid this account in error and I am entitled to the refund.
- [ ] I overpaid this account. Please refund the excess to the address listed in Step 1.
- [ ] I want this payment applied to next year's taxes.
- [✓] This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below):

Prop ID 16379 - 2024 taxes

Changed to refund 7/2/25

**Step 4. Sign the form.**
Unsigned applications cannot be processed.

E.M 7/2/25

By signing below, I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct. ( If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under the Texas Penal Code, Sec. 37.10. )

SIGNATURE OF REQUESTOR (REQUIRED) Tim L

PRINTED NAME & DATE Tim Miller 6-26-2025

TAX OFFICE USE ONLY: [✓] Approved [ ] Denied By: JMC Date: 7/2/25



v52.1.9

**Print Date:** 06/17/2025

ATTACHMENT B

TAX REFUNDS OVER $2,500
July 22, 2025

RECEIVED
By City Clerks at 9:10 am, Jul 11, 2025

1. Covius Title Agency, in the amount of $12,514.44, made an overpayment on June 27, 2024 of 2023 taxes.
   (Geo. # C801-999-0080-7790)

2. Josue Toledano Jr, in the amount of $4,977.54, made an overpayment on January 28, 2025 of 2024 taxes. Corrected name from the July 8, 2025 City Council agenda.
   (Geo. #S505-000-0010-0400)

3. Lubbock Christian University, in the amount of $2,550.74 made an overpayment on January 14, 2025 of 2024 taxes.
   (Geo. #X579-999-308A-9657)

Laura D. Prine
City Clerk

Maria O. Pasillas

Maria O. Pasillas, RTA
Tax Assessor Collector

**File #:** 25-864, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**

Office of Management and Budget, Sasho Andonoski, (915) 212-1092

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

For notation only, Special Projects, Discretionary fund expenditures, and P-Card Transactions for the period of May 21, 2025 - June 20, 2025, for Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff.

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

**DEPARTMENT:** City Manager's Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Sasho Andonoski **PHONE NUMBER:** (915) 259 - 9959

**2nd CONTACT PERSON NAME:** **PHONE NUMBER:**

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

6. Set the Standard for Sound Governance and Fiscal Management

**SUBGOAL:**

**SUBJECT:**

For notation only, Special Projects, Discretionary fund expenditures, and P-Card Transactions for the period of May 21, 2025 – June 20, 2025, for Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff.

**BACKGROUND / DISCUSSION:**

Per FY 2025 Budget Resolution, all Special Projects, Discretionary and P-Card transactions will be posted monthly to the City Council Agenda for notation and to the City's website to include the Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff expenditures under this section shall adhere with all relevant city and state laws and policies.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Sasha Arbony

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

# P-Card Transactions

**05/21/2025 - 06/20/2025**

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY ATTORNEY | Garcia Sandra | Www.Pacer.Gov | 6/18/2025 | $ 36.50 | Case research investigation services |
| CITY ATTORNEY | Garcia Sandra | Southwes | 6/16/2025 | $ 696.95 | For attorney to attend TCAA Summer conference |
| CITY ATTORNEY | Garcia Sandra | Horseshoe Bay Front Desk | 6/14/2025 | $ 355.07 | for attorney to attend TCAA Summer conference |
| CITY ATTORNEY | Garcia Sandra | Horseshoe Bay Front Desk | 6/14/2025 | $ 383.98 | for Attorney to attend TCAA Summer conference |
| CITY ATTORNEY | Garcia Sandra | State Bar Tx-Cle Web | 6/10/2025 | $ 840.00 | for attorney to attend Real Estate Law 101 & Advanced Real Estate Law - Texas Bar CLE |
| CITY ATTORNEY | Garcia Sandra | Southwes | 6/9/2025 | $ 340.96 | for attorney to attend Real Estate Law 101 & Advanced Real Estate Law - Texas Bar CLE |
| CITY ATTORNEY | Garcia Sandra | Py *international Municip | 6/6/2025 | $ 154.50 | for attorney to attend the Rhode Island / IMLA Construction Conference |
| CITY ATTORNEY | Garcia Sandra | State Bar Tx-Dues-Web | 6/5/2025 | $ 5,226.00 | Renewal of mandatory Texas Bar Association Membership dues for 2025-2026 |
| CITY ATTORNEY | Garcia Sandra | Southwes | 6/4/2025 | $ 103.99 | for attorney to attend the TCAA summer conference |
| CITY ATTORNEY | Garcia Sandra | Texas Municipal League | 5/24/2025 | $ 519.00 | For attorney to assist to the TCAA conference in HorseoShoe Bay. |
| CITY ATTORNEY | Garcia Sandra | Southwes | 5/23/2025 | $ 137.95 | for attorney to attend TCAA conference in Horseshoe Bay |
| CITY ATTORNEY | Garcia Sandra | Horseshoe Bay Front Desk | 5/21/2025 | $ 1,168.29 | for attorney to attend to the TCAA at Horseshoe Bay |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/17/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/16/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/16/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/16/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/16/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/11/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/10/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/9/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/9/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/5/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/5/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/4/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/3/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/3/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 6/3/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/30/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/29/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/27/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/27/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/27/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/23/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/23/2025 | $ 7.50 | Fee for uploading documents to the AG Portal. |
| CITY ATTORNEY | Leyva Jacqueline | Attorney General Of Te | 5/20/2025 | $ 7.50 | Fee for uploading documents to the AG portal. |
| CITY MANAGER | Albright Paul.D | Py *association Of Defens | 6/18/2025 | $ 450.00 | Annual Registration for the Association of Defense Communities. |
| CITY MANAGER | Albright Paul.D | Adcevent* Association | 6/2/2025 | $ 445.00 | Jones Registration Fee for attendance to the Association of Defense communities conference in October 2025. |
| CITY MANAGER | Albright Paul.D | Adcevent* Association | 6/2/2025 | $ 445.00 | Albright Registration fee to attend the 2025 Association of Defense Communities Conference in October 2025. |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/31/2025 | $ 21.88 | Uber expense Hotel to Airport for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Hampton Inn Wash Dc | 5/30/2025 | $ 554.24 | Hotel stay for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 6/1/2025 | $ 3.28 | Tip for Uber from Hotel to Airport for authorized Travel to USO Gala in DC, May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/30/2025 | $ 18.63 | Uber expense USO Gala event to Hotel for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/29/2025 | $ 19.93 | Uber expense returning to hotel from Pentagon Meetings for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/30/2025 | $ 36.54 | Uber expense Hotel to USO Gala Event for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/29/2025 | $ 27.70 | Uber expense Hotel to Pentagon meetings for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Uber *trip | 5/29/2025 | $ 65.61 | Uber expense Airport to Hotel for authorized travel to USO Gala in DC May 2025 |
| CITY MANAGER | Albright Paul.D | Regency Printing Inc | 5/20/2025 | $ 65.00 | Divisional Business cards |
| CITY MANAGER | Albright Paul.D | Ausa | 5/20/2025 | $ 370.00 | Annual AUSA Community Partnership fee |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY MANAGER | Beard Jackie | Epshrm | 6/17/2025 | $ 50.00 | EPSHRM June Job Fair Employer Registration for Erica Salamanca. Approved by Mary Wiggins. Registration receipt attached. |
| CITY MANAGER | Beard Jackie | Jones School Supply Co., | 6/10/2025 | $ 531.83 | Diploma covers and gold seals for employee recognition. Ordered by Symone Menchaca. Approved by Mary Wiggins. |
| CITY MANAGER | Beard Jackie | Dunkin #302466 Q35 | 6/9/2025 | $ 39.78 | Coffee for New Employee Orientation on 6/9/2025. Receipt and Food & Beverage report attached. Approved by Rosemary Crawford. |
| CITY MANAGER | Beard Jackie | Jones School Supply Co., | 5/30/2025 | $ 522.38 | Diploma covers for Human Resources ordered by Symone Menchaca. Purchase approved by Mary Wiggins. Receipt attached. |
| CITY MANAGER | Beard Jackie | Dunkin #302466 Q35 | 5/28/2025 | $ 39.78 | Coffee for New Employee Orientation on 5/28/2025. Receipt and Food & Beverage report attached, signed and approved by Rosemary Crawford. |
| CITY MANAGER | Cruz-Acosta Laura | Lone Star Emmy Chapter | 6/14/2025 | $ 800.00 | Submission for Emmy Awards for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Lone Star Emmy Chapter | 6/14/2025 | $ 75.00 | Lone Star Emmy membership payment. |
| CITY MANAGER | Cruz-Acosta Laura | Eig | 6/14/2025 | $ 268.69 | |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 6/13/2025 | $ 45.43 | Captions and subtitles for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *u3dhhs8vk2 | 6/13/2025 | $ 91.99 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *u3dhhs8vk2 | 6/13/2025 | $ 109.20 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *u3dhhs8vk2 | 6/13/2025 | $ 33.81 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | M And F Wholesale | 6/12/2025 | $ 20.85 | Ribbon for Saddle Days Unveiling Ceremony. |
| CITY MANAGER | Cruz-Acosta Laura | Zoom.Com 888-799-9666 | 6/11/2025 | $ 16.99 | Application for media and outreach efforts for the City's programs. |
| CITY MANAGER | Cruz-Acosta Laura | Eig | 6/7/2025 | $ 703.00 | E-newsletter program to conduct public outreach on City programming. |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *d9vadscuk2 | 6/9/2025 | $ 0.01 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY MANAGER | Cruz-Acosta Laura | Facebk *d9vadscuk2 | 6/9/2025 | $ 145.64 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *d9vadscuk2 | 6/9/2025 | $ 67.35 | Chime-In Survey, Coldplay Sun Metro and Juneteenth promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | Canva* I04539-9174788 | 6/6/2025 | $ 239.75 | Application for the creating of graphics to promote City services. |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 6/6/2025 | $ 45.43 | Captions and subtitles for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *r2qunvuuk2 | 6/1/2025 | $ 195.59 | Chime In survey promotional efforts |
| CITY MANAGER | Cruz-Acosta Laura | Facebk *nj4jurcuk2 | 6/1/2025 | $ 3.77 | Chime In Survey promotion efforts |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 5/30/2025 | $ 51.92 | Captions and subtitles for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 5/23/2025 | $ 58.41 | Subtitles and captions for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 5/21/2025 | $ 12.98 | Subtitles and captions for City TV programming. |
| CITY MANAGER | Cruz-Acosta Laura | Rev.Com | 5/20/2025 | $ 12.98 | Subtitles and captions for City TV programming. |
| CITY MANAGER | Davis Kimberly | Comfort Inn Capital City | 6/5/2025 | $ 405.67 | Approved lodging for Voglewede by Voglewede |
| CITY MANAGER | Isaias Ricardo | Amazon Mktplace Pmts | 6/6/2025 | $ (281.04) | This was for a fraudulent transaction originally reported on Feb. 23, 2024. Full explanation in backup. |
| CITY MANAGER | Isaias Ricardo | Apple.Com/Bill | 5/26/2025 | $ 9.99 | Extra storage for videos and photos for City iPhone. Storage is needed to maintain photos and videos of City events archived for future use for CITY TV use. |
| CITY MANAGER | Lozano Martha | Southwes | 6/2/2025 | $ 420.96 | Large Cities Executive Forum Conference in Austin for CM Mack |
| CITY MANAGER | Martinez Omar | United | 6/3/2025 | $ 973.52 | Approved airfare ticket for Adriana Pulecio by Voglewede |
| CITY MANAGER | Martinez Omar | United | 6/3/2025 | $ 973.52 | Approved airfare for Israel Alvarado by Voglewede |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| CITY MANAGER | Martinez Omar | Adcevent* Association | 6/2/2025 | $ 445.00 | Approved registration for Voglewede by Voglewede |
| CITY MANAGER | Martinez Omar | Adcevent* Association | 6/2/2025 | $ 445.00 | Approved registration for Martinez by Voglewede |
| CITY MANAGER | Monsivais Rosa Maria | Tlf*angies Flowers | 5/20/2025 | $ 172.95 | Flowers for Human Resources Director Mary Wiggins whose mother passed away- from COEP |
| CITY MANAGER | Palacios Soraya Ayub | Little Caesars 310 | 5/20/2025 | $ 64.90 | Dept. of Public Health hosted a free measles drive thru event in partnership with the Fire Dept. and they provided lunch to the staff working the event |
| CITY MANAGER | Palacios Soraya Ayub | Jasons Deli El Paso M | 5/20/2025 | $ 72.70 | Dept. of Public Health hosted a free measles drive thru event in partnership with the Fire Dept. and they provided lunch to the staff working the event. Taxes have been reimbursed to the city. |
| CITY MANAGER | Palacios Soraya Ayub | Wm Supercenter #500 | 5/20/2025 | $ 180.93 | Dept. of Public Health hosted a free measles drive thru event in partnership with the Fire Dept. and they provided lunch to the staff working the event |
| CITY MANAGER | Sepulveda Denice | Canva* I04544-59626388 | 6/11/2025 | $ 149.90 | Annual dept Canva membership for design. Approved by Roman Sanchez |
| CITY MANAGER | Voglewede Stephen | Grand Hyatt Washington | 6/16/2025 | $ 320.02 | Approved lodging for Martinez by Voglewede |
| DISTRICT 01 | Chavez Alejandra | The Home Depot #0523 | 5/28/2025 | $ 69.94 | Expense associated with D1 Community Cookout May 31, 2025 - • Project: PD125COMMUNITY - Quantity 2 - 31 Gallon Trash Cans |
| DISTRICT 01 | Johnson Theresa | Little Caesars 326 | 6/3/2025 | $ 97.35 | Expenses for D1 Westgreen Park Light Celebration - 15 Pizzas |
| DISTRICT 01 | Johnson Theresa | Sq *meza Trophies & Plaqu | 5/30/2025 | $ 75.44 | Expense related to D1 Community Cookout • Project: PD125COMMUNITY Sponsor Trophies; 1 Trophy, 2 Plaques, 2 Flat Engravings |
| DISTRICT 01 | Johnson Theresa | Amazon Mktpl | 5/28/2025 | $ 108.05 | Expenses for D1 Community Cookout May 31, 2025 • Project: PD125COMMUNITY - Quantity 1 - 100Pcs 260 Balloons, 4 - Blue and Gold Balloon Arch, 2 - Mashan 12 pc Table Cloths |
| DISTRICT 01 | Johnson Theresa | Allprint Of El Paso Llc | 5/28/2025 | $ 140.00 | Marketing material for D1 Community Cookout May 31st Project: PD124COMMUNITY 4 A-Frame Panels |
| DISTRICT 01 | Johnson Theresa | Amazon Mktpl | 5/28/2025 | $ 14.06 | Expenses for D1 Community Cookout May 31, 2025 • Project: PD125COMMUNITY 1 Blue and Gold Balloon Arch Kit |
| DISTRICT 01 | Johnson Theresa | Sq *interxtreme Interacti | 5/28/2025 | $ 1,924.00 | Expenses incurred for Community Cookout May 31, 2025 • Project: PD125COMMUNITY ; 32ft Obstacle Course, 1 Generator, Snow Cone Svcs, DJ Services, |
| DISTRICT 01 | Johnson Theresa | Amazon Mktpl | 5/27/2025 | $ 42.08 | Expenses District 1 Community Cookout May 31, 2025 • Project: PD125COMMUNITY - Quantity 1 - Indiana Ticket Co; 2 - Balloon Pump |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| DISTRICT 01 | Johnson Theresa | Big Boy Concessions | 5/23/2025 | $ 111.50 | Expenses D1 Movies in the Park in partnership with Parks & Recs - Fruitiki Mix 12 Count Box 150 and Dry Ice |
| DISTRICT 01 | Johnson Theresa | Allprint Of El Paso Llc | 5/23/2025 | $ 70.00 | District 1 Community Cookout expenses• Project: PD125COMMUNITY - 2 A-Frame Panels |
| DISTRICT 02 | Carlos Diego | Mailchimp | 6/3/2025 | $ 26.50 | email services for district office |
| DISTRICT 02 | Carlos Diego | Canva* I04536-74877806 | 6/3/2025 | $ 14.99 | graphic design program |
| DISTRICT 02 | Carlos Diego | Sq *weros Party Rentals | 6/1/2025 | $ 327.50 | Farmers market rentals |
| DISTRICT 02 | Carlos Diego | Fastsigns 12701 | 5/30/2025 | $ 191.00 | advertisement for District 2 event |
| DISTRICT 03 | Maldonado-Rocha Deanna | Canva* I04547-47289075 | 6/14/2025 | $ 12.99 | Monthly charge for graphic design making service for D3 office. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Amazon Mktpl | 6/10/2025 | $ 504.61 | Purchased supplies for our bi-weekly Community Meetings. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Samsclub #8280 | 6/9/2025 | $ 82.80 | Light brunch that was provided for students to recite pledge during City Council. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Samsclub.Com | 6/6/2025 | $ 293.86 | provided beef patties for Neighborhood Association as they hosted their annual event for Bel Air students and constituents. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Eig | 6/5/2025 | $ 62.00 | Monthly charge for email distribution service for D3 office newsletter. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Sarabias Portable Jons | 6/2/2025 | $ 200.00 | Provided Portables for Neighborhood's Association annual event for Bel Air students and Constituents. |
| DISTRICT 03 | Maldonado-Rocha Deanna | Amazon Mktpl | 5/30/2025 | $ 55.97 | Office purchased a table cover for our outside events as we set up a table. Table cover includes City's Logo. |
| DISTRICT 04 | Trejo Cynthia | Sq *off The Grill | 6/16/2025 | $ 600.00 | District 4 discretionary funds in the amount of $600 was used to purchase meals for Father's Day Public event at Wellington Chew Senior Center. |
| DISTRICT 04 | Trejo Cynthia | Canva* I04544-84512465 | 6/11/2025 | $ 30.00 | Canva is used to create social media content and newsletter content and for flyer creation to communicate with constituents. |
| DISTRICT 04 | Trejo Cynthia | Taco Bell 0000328 | 5/28/2025 | $ 54.30 | Burritos were purchased for cub scouts. |

| DEPARTMENT | CARDHOLDER | VENDOR | TRAN DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|---|
| DISTRICT 04 | Trejo Cynthia | Sams Club #6246 | 45805 | $ 80.00 | Sams club Membership helps us purchase items we need for office or events |
| DISTRICT 04 | Trejo Cynthia | Sams Club #6246 | 45804 | $ 113.09 | Office supplies, coffee for office, plates, cutlery, napkins, cups were for general use of office. Discretionary funds used for breakfast for Scouts of America. |
| DISTRICT 04 | Trejo Cynthia | Sams Club #6246 | 45804 | $ 40.17 | Office supplies, coffee for office, plates, cutlery, napkins, cups were for general use of office. Discretionary funds used for breakfast for Scouts of America. |
| DISTRICT 04 | Trejo Cynthia | Canva* I04483-84321019 | 45799 | $ (1.86) | Refund for tax in April 11, 2025 |
| DISTRICT 04 | Trejo Cynthia | Canva* I04513-71723432 | 45799 | $ (1.86) | Canva refunded us the tax, and we had paid it in May with city. |
| DISTRICT 04 | Trejo Cynthia | Mailchimp | 45797 | $ 21.32 | Mailchimp is used to send Communications to constituents about events and meetings or other news. |
| DISTRICT 05 | Fraga Gabriela | Costco Whse #0768 | 45821 | $ 107.95 | Support, umbrella/folding chair/ lunch boxes for Father's Day event at the Beast Urban Park. Expense approved by City Council Resolution; June 10, 2025. |
| DISTRICT 05 | Fraga Gabriela | Eig | 45812 | $ 294.00 | Annual fee for our D5 Newsletter via Constant Contact |
| DISTRICT 07 | Saucedo Lizette | Gannettnewspprtx-Nm-Co | 45817 | $ 40.00 | Office Supply, Newspaper Subscription |
| DISTRICT 07 | Saucedo Lizette | Costco Whse #0768 | 45814 | $ 387.66 | Hamburger Patties for Neighborhood Association Picnic. |
| DISTRICT 07 | Saucedo Lizette | Sq *interxtreme Interacti | 45812 | $ 338.00 | Jumping Balloon for Neighborhood Association Picnic |
| DISTRICT 07 | Saucedo Lizette | Sarabias Portable Jons | 45810 | $ 150.00 | Portable Jons for Neighborhood Association Picnic |
| DISTRICT 08 | Rodriguez Alma | Sqsp* Inv184745046 | 45812 | $ 358.18 | District 8 Office newsletter tool for sharing information, updates, and for reaching subscribers. |

# CITY COUNCIL SPECIAL PROJECTS OR DISCRETIONARY FUNDS EXPENDITURES

**JUNE 2025**

| DISTRICT | VENDOR | DATE | AMOUNT | DESCRIPTION |
|---|---|---|---|---|
| DISTRICT 1 | CONTRERAS, EDWARD | 5/31/2025 | $ 1,800.00 | District 1 Community Cookout |
| DISTRICT 1 | SCHNELL ENDEAVORS LLC | 6/2/2025 | $ 2,000.00 | D1 Community Cookout - BBQ |
| DISTRICT 1 | BORDER TOBACCO COMPANY | 5/31/2025 | $ 1,588.60 | D1 Community Cookout -tables |
| DISTRICT 1 | ALOHA FOODS LLC | 6/16/2025 | $ 600.00 | Food truck- Community Cookout |
| DISTRICT 4 | Cynthia Boyar Trejo | 6/25/2025 | $ 85.43 | Uber Reimbursement EP Days |

**File #:** 25-862, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Fire, Chief Jonathan P. Killings, (915) 212-5665

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*
*Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".*

The award of Solicitation 2025-0297R Domestic Terrorism Consultant to Porsena Solutions, LLC for a one (1) year term for an estimated amount of $90,000.00. This contract will allow the department to develop and implement a Homeland Security Exercise and Evaluation Program.

**Contract Variance:**
No prior contract to compare.

| | |
|---|---|
| Department: | Fire |
| Award to: | Porsena Solutions, LLC |
| City & State: | Salt Lake City, UT |
| Item(s): | All |
| Initial Term: | 1 Year |
| Option Term: | N/A |
| Total Contract Time: | 1 Year |
| Annual Estimated Award: | $90,000.00 |
| Initial Term Estimated Award: | $90,000.00 |
| Option Term Estimated Award: | N/A |
| Total Estimated Award | $90,000.00 |
| Account(s) | 322 - 2720 - 22130 - 522150 - GT2225CDVE |
| Funding Source(s): | Homeland Security Grant Program |
| District(s): | All |

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to Porsena Solutions, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

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

**DEPARTMENT:** Fire
Purchasing & Strategic Sourcing
**AGENDA DATE:** July 22, 2025
**PUBLIC HEARING DATE:** N/A
**CONTACT PERSON NAME:** Jonathan P. Killings, Fire Chief **PHONE NUMBER:** (915) 212-5665
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
**DISTRICT(S) AFFECTED:** All

**SUBJECT:**
The award of solicitation 2025-0297R Domestic Terrorism Consultant to Porsena Solutions, LLC for a one (1) year term for an estimated amount of $90,000.00.

**BACKGROUND / DISCUSSION:**
This contract will allow the department to develop and implement a Homeland Security Exercise and Evaluation Program.

**COMMUNITY AND STAKEHOLDER OUTREACH:**
A pre-proposal meeting was held on March 26, 2025. Seven (7) suppliers were in attendance.

**SELECTION SUMMARY:**
Solicitation was advertised on March 18, 2025 and March 25, 2025. The solicitation was posted on City website on March 18, 2025. There were a total fifteen (15) viewers online; four (4) proposals were received; none from local suppliers.

**CONTRACT VARIANCE:**
N/A

**PROTEST**
No protest received for this requirement.

**PRIOR COUNCIL ACTION:**
N/A

**AMOUNT AND SOURCE OF FUNDING:**
Amount: $90,000.00
Funding Source: Homeland Security Grant Program
Account: 322 – 2720 – 22130 – 522150 – GT2225CDVE

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**
Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

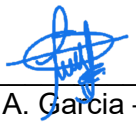
| NAME | AMOUNT ($) |
|---|---|
| Form was provided to the applicant | **N/A** |
| | |
| | |
| | |

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

**DEPARTMENT HEAD:**



Jonathan P. Killings, Fire Chief



Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Request for Proposals

**********Posting Language Below **********
Please place the following item on the Consent Agenda for the City Council of July 22, 2025.

**Award Summary:**
The award of solicitation 2025-0297R Domestic Terrorism Consultant to Porsena Solutions, LLC for a one (1) year term for an estimated amount of $90,000.00. This contract will allow the department to develop and implement a Homeland Security Exercise and Evaluation Program.

**Contract Variance:**
No prior contract to compare.

| | |
|---|---|
| Department: | Fire |
| Award to: | Porsena Solutions, LLC |
| City & State: | Salt Lake City, UT |
| Item(s): | All |
| Initial Term: | 1 Year |
| Option Term: | N/A |
| Total Contract Time: | 1 Year |
| Annual Estimated Award: | $90,000.00 |
| Initial Term Estimated Award: | $90,000.00 |
| Option Term Estimated Award: | N/A |
| Total Estimated Award | $90,000.00 |
| Account(s) | 322 – 2720 – 22130 – 522150 – GT2225CDVE |
| Funding Source(s): | Homeland Security Grant Program |
| District(s): | All |

This was a Request for Proposals Procurement – service contract.

The Purchasing & Strategic Sourcing Department and Fire Department recommend award as indicated to Porsena Solutions, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

**REQUEST FOR PROPOSAL COMMITTEE SCORESHEET**

**2025-0297R Domestic Terrorism Consultant**

| Evaluation Factors | Maximum Points | **Porsena Solutions, LLC Salt Lake City, UT** | **Hagerty Consulting, Inc. Evanston, IL** | **Lateralus Group, LLC Austin,TX** | **Perses Consulting, LLC Nokesville, VA** |
|---|---|---|---|---|---|
| Factor A - Price | 35 | 35.00 | 24.89 | Proposal Deemed Non-Responsive. Therefore, not evaluated. | Proposal Deemed Non-Responsive. Therefore, not evaluated. |
| | | $90,000.00 | $126,543.00 | | |
| Factor B - Experience - Comparable Contracts | 30 | 24.67 | 30.00 | | |
| Factor C - References | 10 | 6.40 | 6.40 | | |
| Factor D - Understanding Scope of Work | 25 | 23.33 | 25.00 | | |
| **Total Points** | **100** | **89.40** | **86.29** | | |
| | **Ranking** | **1** | **2** | | |

**CITY OF EL PASO**
**REQUEST FOR PROPOSALS TABULATION FORM**

**Title: Domestic Terrorism Consultant** **Solicitation #: 2025-0297R**

**Bid Opening: April 16, 2025** **Department: Fire**

| OFFEROR'S NAME: | LOCATION: | AMENDMENT(S) ACKNOWLEDGED: |
|---|---|---|
| Hagerty Consulting, Inc. | Evanston, IL | YES |
| Lateralus Group, LLC | Austin, TX | YES |
| Perses Consulting, LLC | Nokesville, VA | YES |
| Porsena Solutions, LLC | Salt Lake City, UT | YES |
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| | | |

**RFPs SOLICITED: 772 LOCAL RFPs SOLICITED: 234 RFPs RECEIVED: 4 LOCAL RFPs RECEIVED: 0 NO BIDS: 2**

Approved: /s/
Date: 5/16/2025

| Online Views for 2025-0297R Domestic Terrorism Consultant | | | |
|---|---|---|---|
| **No.** | **Participant Name** | **City** | **State** |
| 1 | Lateralus Group | El Paso | TX |
| 2 | Hagerty Consulting, Inc. | Evanston | IL |
| 3 | Perses Consulting, LLC | Nokesville | VA |
| 4 | Porsena Solutions LLC (Schuld) | Salt Lake City | UT |
| 5 | Zeraus Iluminacion | El Paso | TX |
| 6 | ChemGiant llc | Anthony, TX | TX |
| 7 | Covenant Special Projects, LLC | El Paso | TX |
| 8 | Federal Government Advisors | Tampa | FL |
| 9 | High Street Consulting, LLC | Reston | VA |
| 10 | Johnson, Mirmiran & Thompson, Inc. (JMT) | Hunt Valley | MD |
| 11 | Lowery Property Advisors | Irving | TX |
| 12 | North America Procurement Council Inc., PBC | Grand Junction | CO |
| 13 | Service Star Security Ltd Co | El Paso | TX |
| 14 | Solis General Construction | El Paso | TX |
| 15 | The Job Connection | El Paso | TX |

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | David Schuld |
| Business Name | Porsena Solutions |
| Agenda Item Type | 2025-0297R Domestic Terrorism Consultant |
| Relevant Department | Fire Department |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature:  Date: April 13,2025

**File #:** 25-848, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
Urban Planning and Design Division, Alex Hoffman, (915) 212-1564
Urban Planning and Design Division, Daniela Quesada, (915) 212-1826

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)) to update requirements for accessory dwelling units. The Penalty is as provided in Chapter 20.24 of the El Paso City Code.

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

**DEPARTMENT:** Urban Planning & Design

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/19/25

**CONTACT PERSON NAME:** Alex Hoffman/Daniela Quesada **PHONE NUMBER:** 1.915.212-1564

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 3 -Promote the Visual Image of the City

**SUBGOAL:**

N/A

**SUBJECT:**

An ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)). The Penalty is as provided in Chapter 20.24 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

On July 5, 2023, the El Paso City Council adopted the Downtown, Uptown, and Surrounding Neighborhoods Master Plan by resolution. Included in the adopting resolution was direction by the City Council to the City Manager to begin the implementation process of the Master Plan.

Subsequently, on October 10, 2023, a presentation was made to the City Council identifying specific code sections within Title 20 (Zoning) that necessitated amendment to allow for implementation of the Master Plan. By resolution on that date, City Council gave the City Manager direction to begin the process of making the identified changes and to bring them to City Council for adoption. Included within the recommendations were proposed changes and additions to several definitions.

Finally, on August 8, 2024, the El Paso City Plan Commission unanimously recommended approval of the proposed

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A robust community engagement plan of individual neighborhood meetings followed a 12-month plus engagement phase as part of the Downtown, Uptown, and Surrounding Neighborhoods Master Plan, where this policy recommendation was discussed and included in the final adopted plan. The following neighborhood groups and stakeholders were met with::

Chihuahuita Neighborhood Association (9.3.25)
Kern Place (7.17.24)
Rio Grande Neighborhood Association (7.22.24)
Rim Area Neighborhood Association (8.15.24 and 8.26.24)
South Side Neighborhood Association (7.11.24)
Sunset Heights Neighborhood Association (7.10.24 and 9.10.24)
Sunrise Civic Association (8.15.24)

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Alex Hoffman

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

ORDINANCE NO._____

**AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY THE FOLLOWING PROVISIONS OF EL PASO CITY CODE TITLE 20 (ZONING), CHAPTER 10 (SUPPLEMENTAL USE REGULATIONS) SECTION 035 (ACCESSORY DWELLING UNIT (ADU)) TO UPDATE REQUIREMENTS FOR ACCESSORY DWELLING UNITS. THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS,** On September 26, 2023, the El Paso City Council adopted the Targeted Zoning Code Assessment and directed the City Manager to implement the various recommendations; and

**WHEREAS,** The Code Assessment identified barriers to the implementation of various adopted master plans and policies; and

**WHEREAS,** Overarching goals identified in the Code Assessment include the delivery of more diverse and affordable housing options including revisions to the existing Accessory Dwelling Unit requirements; and

**WHEREAS,** Accessory Dwelling Units represent one example of a housing typology that represents a more affordable alternative to single-family dwellings; and

**WHEREAS,** The modifications implement the recommendations of the adopted Code Assessment and other approved master plans and polices.

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

SECTION 1. That Title 20 (Zoning), Chapter 10 (Supplemental Use Regulations) Section 035 (Accessory Dwelling Unit (ADU)) be amended and replaced as follows:

**20.10.035 Accessory dwelling unit (ADU).**

A. Detached accessory dwelling units shall comply with the following:

1. Only one ADU is permitted on a lot with a residential use.
2. If the lot is designated for on-site ponding, the maximum lot coverage, including all buildings and impervious surfaces, is fifty percent.
3. The ADU shall not exceed eight hundred square feet of gross floor area, except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet.
4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.

5. The ADU shall be located no closer to the front than the principal residential structure's facade.

6. The required rear and side yard setbacks of the underlying zoning district may be reduced to zero (0) feet when the structure (if applicable) is fire rated in accordance with Title 18 (Building and Construction). Otherwise, the ADU shall comply with all setback requirements of the underlying zoning. Under no circumstances may an ADU be built within a utility easement without prior approval from the utilities.

7. The height of the ADU shall not exceed the height of the principal residential use.

8. Windows shall not be permitted on the wall of an ADU that is within ten feet of the property line abutting a residential use or district, if the ADU is located over another structure, taller than one story, or fifteen feet high.

9. ADUs shall not be included in the density calculation base zoning district nor towards the number of units in the principal residential structure.

10. Off-street parking shall not be required for ADUs.

B. Attached accessory dwelling units are permitted when they comply with the following:

1. Only one ADU is permitted on a lot with a residential use. In no instance shall an ADU be permitted on a lot containing a quadruplex or an apartment use.

2. The ADU shall not exceed eight hundred square feet of gross floor area except that for lots containing eight thousand square feet or more, the ADU shall not exceed one thousand two hundred square feet gross floor area.

4. The ADU shall comply with all building code requirements for a dwelling unit, including but not limited to, heating and cooling, cooking and bathroom facilities.

5. The ADU shall comply with all yard standards of the zoning district except when converting an existing, attached structure to an ADU. If located within the required yard setbacks, the common walls shared with abutting structures shall be fire rated in accordance with Title 18 (Building and Construction). Additionally, the requirements of 20.10.035.A.9. shall apply.

6. A separate entrance shall be provided for the ADU either through an exterior door or vestibule.

7. ADUs shall not be included in the density calculation of the base zoning district nor towards the number of units in the principal residential structure.

9. Off-street parking shall not be required for ADUs.

10. If an attached garage is provided to the ADU, no garage door shall be placed in the front of the structure.

**SECTION 2.** Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

***Signatures on following page***

PASSED AND APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

APPROVED AS TO CONTENT:

Alex Hoffman
_____
Alex Hoffman, AICP, CNU-A
Urban Planning and Design Division

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

**File #:** 25-851, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
Urban Planning and Design Division, Alex Hoffman, (915) 212-1564
Urban Planning and Design Division, Daniela Quesada, (915) 212-1826

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions). The Penalty is as provided in Chapter 20.24 of the El Paso City Code.

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

**DEPARTMENT:** Capital Improvement Department

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/19/25

**CONTACT PERSON NAME:** Alex Hoffman/Daniela Quesada **PHONE NUMBER:** 1.915.212-1564

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 3 -Promote the Visual Image of the City

**SUBGOAL:**

N/A

**SUBJECT:**

An ordinance amending and replacing in its entirety the following provisions of El Paso City Code Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions). The Penalty is as provided in Chapter 20.24 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

On July 5, 2023, the El Paso City Council adopted the Downtown, Uptown, and Surrounding Neighborhoods Master Plan by resolution. Included in the adopting resolution was direction by the City Council to the City Manager to begin the implementation process of the Master Plan.

Subsequently, on October 10, 2023, a presentation was made to the City Council identifying specific code sections within Title 20 (Zoning) that necessitated amendment to allow for implementation of the Master Plan. By resolution on that date, City Council gave the City Manager direction to begin the process of making the identified changes and to bring them to City Council for adoption. Included within the recommendations were proposed changes and additions to several definitions.

Finally, on August 8, 2024, the El Paso City Plan Commission unanimously recommended approval of the proposed

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A robust community engagement plan of individual neighborhood meetings followed a 12-month plus engagement phase as part of the Downtown, Uptown, and Surrounding Neighborhoods Master Plan, where this policy recommendation was discussed and included in the final adopted plan. The following neighborhood groups and stakeholders were met with::

Chihuahuita Neighborhood Association (9.3.25)
Kern Place (7.17.24)
Rio Grande Neighborhood Association (7.22.24)
Rim Area Neighborhood Association (8.15.24 and 8.26.24)
South Side Neighborhood Association (7.11.24)
Sunset Heights Neighborhood Association (7.10.24 and 9.10.24)
Sunrise Civic Association (8.15.24)

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Alex Hoffman

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**AN ORDINANCE AMENDING AND REPLACING IN ITS ENTIRETY THE FOLLOWING PROVISIONS OF EL PASO CITY CODE TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS), ARTICLE II (DEFINITIONS). THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS,** On September 26, 2023, the El Paso City Council adopted the Targeted Zoning Code Assessment and directed the City Manager to implement the various recommendations; and

**WHEREAS,** The Code Assessment identified barriers to the implementation of various adopted master plans and policies; and

**WHEREAS**, The definitions contained in this ordinance are intended to clarify ambiguous existing definitions or create new definitions where the Zoning Ordinance currently is silent; and

**WHEREAS**, The updated and new definitions will allow for other future amendments identified in the Code Assessment to be brought forward.

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

**SECTION 1.** That Title 20 (Zoning), Chapter 20.02 (General Provisions and Definitions), Article II (Definitions) be amended and replaced as follows:

**Definitions**

20.02.029. Accessory Dwelling Unit. "Accessory dwelling unit" or ADU means an additional, subordinate dwelling unit located on the same lot as the principal residential use that includes its own independent living facilities with provisions for sleeping, cooking, bathroom facilities, and is designed for residential occupancy independent of the principal residential use.

20.02.029.1. Accessory Dwelling Unit-Attached/Interior "Accessory dwelling unit - Attached/Interior" means an ADU that is located within (internal) or attached to the principal residential use. Within the principal dwelling means space such as a finished basement or attic. Attached to the principal dwelling means space such as a converted attached garage or structural addition.

20.02.029.2. Accessory dwelling unit - Detached. "Accessory dwelling unit - Detached" means an ADU that is separated at least five feet (roof to roof) from the principal residential use typically at ground level or above a detached garage or other similar structure.

20.02.033. Adaptive Reuse. "Adaptive reuse" means the conversion or change of use of all or any part of an existing building to another use allowed in the underlying district or any construction to expand or modify an existing non-residential building to another use.

20.02.074. Apartment building(s) (five or more units) "Apartment building (s) (five or more units)" means a building, part of a building, or multiple buildings containing five or more units in total on any one parcel.

20.02.156. Building, Height of "Height of building" means the vertical distance measured from the mean elevation of any abutting right of way (including alleys) or finished grade within the lot limits—whichever is greater—to the highest point of the structure, exclusive of chimneys, ventilators, air conditioners and ducts, elevator equipment, flagpoles, communication antennas, church spires, belfries, water towers, or other similar vertical projections.

20.02.205 – Children's Party Hall "Children's Party Hall" means a building or a portion of a building that is rented or reserved by individuals or groups to accommodate private functions including children's birthday parties and other similar celebrations. Such use shall not exceed 8,500 square feet maximum and shall possess the following characteristics: Rooms or designated spaces for each separate private function; facilities for eating, may or may not also contain kitchen facilities for cooking and/or the preparation of food; may contain indoor playground or amusement amenities that can be within the designated private function space or arranged as a common space.

20.02.337 – Emergency shelter "Emergency shelter" means a facility that provides temporary housing and appropriate supportive services to more than five persons, exclusive of the support staff, whom have been victims of a crime or who have been affected by disasters or crises, and are seeking shelter on an emergency basis. The persons seeking shelter could for example, be victims of domestic violence, sexual assault, or human trafficking. This use does not include a homeless shelter or halfway house as defined in this Title.

20.02.471.1. Infill Development Priority Area. "Infill Development Priority Area" means the adopted geographic area of the City where infill development and redevelopment is prioritized as per Sections 20.10.280 and 20.10.355.

20.02.516. Live-Work Flex Unit. "Live-work flex unit" means a building that contains one or more dwelling units as well as commercial use(s) that are operated by one of the residents.

20.02.526. Lodging House (Single Room Occupancy). "Lodging house" (Single Room Occupancy) means a structure other than a hotel, motel or tourist home, that provides living units that have separate sleeping areas and some combination of shared bath, toilet facilities. The structure may or may not have separate or shared cooking facilities for residents.

20.02.573. Mixed Use Development. "Mixed Use Development" means the combination of two or more land use categories (commercial, industrial, office, or residential) contained within a single property or building.

20.02.072.1. Apartment, Large. "Apartment, Large" means one or more residential buildings containing more than twenty (20) units.

20.02.072.2. Apartment, Medium. "Apartment, Medium" means one or more residential buildings containing more than eight units (8) but not more than twenty (20) in total.

20.02.072.3. Apartment, Small. “Apartment, Small” means one or more residential buildings containing more than four (4) units but not more than eight (8) in total.

20.02.1066 - Swimming pool (noncommercial). "Swimming pool (noncommercial)" means any portable or permanent structure containing a body of water twenty-four inches or more in depth and containing one hundred fifty cubic feet (one thousand one hundred twenty-two gallons) or more of water, on a single-family residential property, and intended for recreational purposes and for the exclusive use of the residents of a residential use and their private, non-paying guests.

20.02.1092. Townhouse. "Townhouse" (or rowhouse) means an attached or detached residential structure designed to be occupied as a unit, but forming one of a group or series of buildings that may be separated from one another by property lines and/or part of condominium regime.

**SECTION 2.** Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

APPROVED AS TO CONTENT:

Alex Hoffman
_____
Alex Hoffman, AICP, CNU-A
Urban Planning and Design Division

APPROVED AS TO FORM:

Russell T. Abeln
_____
Russell T. Abeln
Senior Assistant City Attorney

**File #:** 25-852, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.***

**District 8**

Urban Planning and Design Division, Alex Hoffman, (915) 212-1564

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards) and Section 070 (Parking Reductions) to remove off-street parking requirements for development located in certain areas of the city. The penalty is as provided in Chapter 20.24 of the El Paso City Code.

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

**DEPARTMENT:** Urban Planning & Design

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/19/25

**CONTACT PERSON NAME:** Alex Hoffman **PHONE NUMBER:** 1 (915) 212-1564

**DISTRICT(S) AFFECTED:** District 8

**STRATEGIC GOAL:**

Goal 3 -Promote the Visual Image of the City

**SUBGOAL:**

N/A

**SUBJECT:**

An ordinance amending the following provisions of El Paso City Code Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards) and Section 070 (Parking Reductions). The penalty is as provided in Chapter 20.24 of the El Paso City Code.

**BACKGROUND / DISCUSSION:**

On July 5, 2023, the El Paso City Council adopted the Downtown, Uptown, and Surrounding Neighborhoods Master Plan by resolution. Included in the adopting resolution was direction by the City Council to the City Manager to begin the implementation process of the Master Plan.

Subsequently, on October 10, 2023, a presentation was made to the City Council identifying specific code sections within Title 20 (Zoning) that necessitated amendment to allow for implementation of the Master Plan. By resolution on that date, City Council gave the City Manager direction to begin the process of making the identified changes and to bring them to City Council for adoption. Included within the recommendations were proposed changes and additions to several definitions.

Finally, on August 8, 2024, the El Paso City Plan Commission unanimously recommended approval of the proposed

**COMMUNITY AND STAKEHOLDER OUTREACH:**

A robust community engagement plan of individual neighborhood meetings followed a 12-month plus engagement phase as part of the Downtown, Uptown, and Surrounding Neighborhoods Master Plan, where this policy recommendation was discussed and included in the final adopted plan. The following neighborhood groups and stakeholders were met with::

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Kern Place (7.17.24)
Rio Grande Neighborhood Association (7.22.24)
Rim Area Neighborhood Association (8.15.24 and 8.26.24)
South Side Neighborhood Association (7.11.24)
Sunset Heights Neighborhood Association (7.10.24 and 9.10.24)
Sunrise Civic Association (8.15.24)

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Alex Hoffman

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO._____**

**AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 14 (OFF-STREET PARKING, LOADING AND STORAGE STANDARDS), ARTICLE I (VEHICULAR PARKING), SECTION 050 (PARKING REQUIREMENTS AND STANDARDS) AND SECTION 070 (PARKING REDUCTIONS) TO REMOVE OFF-STREET PARKING REQUIREMENTS FOR DEVELOPMENT LOCATED IN CERTAIN AREAS OF THE CITY. THE PENALTY IS AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS, On June 23, 2023, the El Paso City Council adopted the Uptown, Downtown, and Surrounding Neighborhoods Master Plan; and**

**WHEREAS, In the adopting resolution, the El Paso City Council directed the City Manager to begin the implementation of the Plan; and**

**WHEREAS, The Plan identifies the elimination of off-street parking requirements as a key policy recommendation; and**

**WHEREAS, The City has conducted a parking occupancy study and determined there to be significant parking oversupply; and,**

**WHEREAS, eliminating off-street parking requirements will remove a significant barrier that is preventing the realization of the plan.**

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

**SECTION 1.** That Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 050 (Parking Requirements and Standards) be amended and replaced as follows:

D. Off-street parking. Off-street parking minimums shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952 and also include all property within the Downtown, Uptown, and Surrounding Neighborhoods Master Plan boundary as depicted in Exhibit A and as amended.

**SECTION 2.** That Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), Article I (Vehicular Parking), Section 070 (Parking Reductions) be amended and replaced as follows:

B. New Development in Redevelopment Areas. Up to a one hundred percent reduction for a use involving the new construction of a structure(s) that is proposed as a redevelopment project located within a redevelopment area or transit-oriented development corridor of the city. The applicant shall satisfactorily demonstrate compliance with all of the following conditions:

1. That the structure(s) is located within one of the following redevelopment areas: The Downtown, Uptown and Surrounding Neighborhoods Plan area as depicted in Exhibit A of Section 20.14.050.D. and as amended, and any other redevelopment area or transit-oriented development corridor as may be recommended by the city plan commission and approved by the city council;

2. That the proposed building coverage on the lot is necessary for the proposed use, both in design and function necessitating the reduction; and

3. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements.

**SECTION 3.** Except as herein amended Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

***Additional signatures on following page***

**APPROVED AS TO CONTENT:**

Alex Hoffman

Alex Hoffman, AICP, CNU-A
Urban Planning and Design Division

**APPROVED AS TO FORM:**

Jesus A. Quintanilla
Assistant City Attorney




# Uptown and Surrounding Neighborhoods Parking Study

May 2024



## ACKNOWLEDGMENTS

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*Opposite Page: Photo credit: Ruben R. Ramirez/El Paso Times*




*Photo credit: Ruben R. Ramirez/El Paso Times*

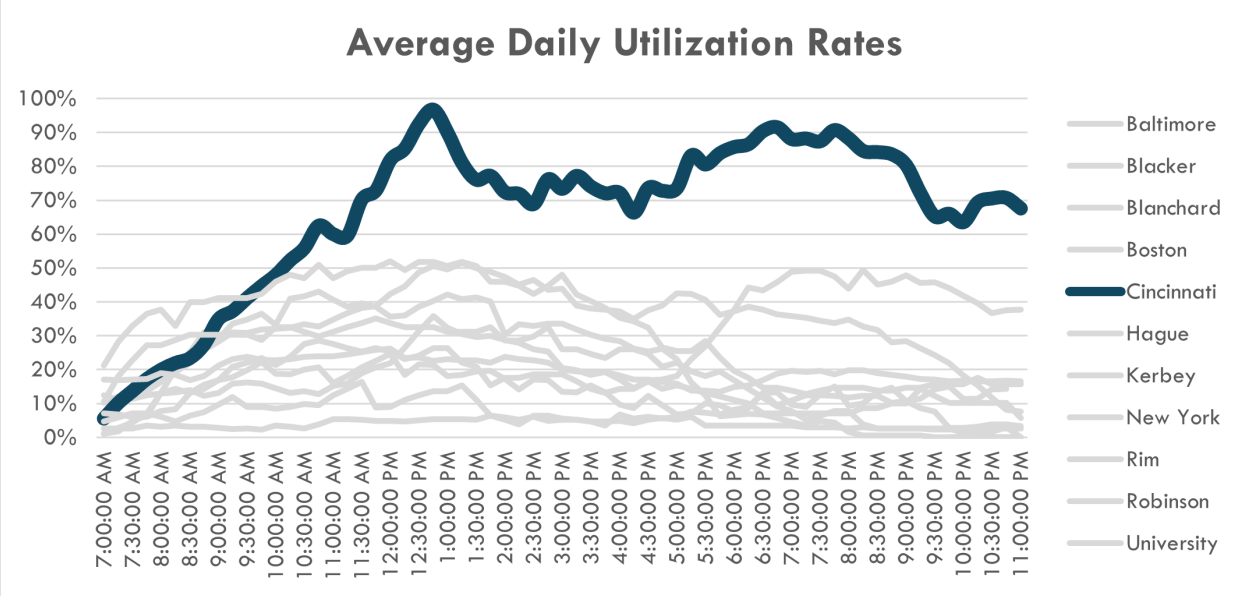
# Executive Summary

Leveraging data collected from two different sources, a parking study was conducted in the Uptown/Mesa Corridor area, as defined by the recently-adopted Downtown, Uptown and Surrounding Neighborhoods Master Plan (**"The Plan"**). The first source of data came from in-ground sensors, which detect occupancy of metered parking spaces, regardless of payment. The data collected from this method spanned from April-September 2023.

A second source of data came from cameras deployed at the intersection of 22 city blocks, bounded by Rim, Mesa, Kansas and Baltimore streets. The collection method required the review of daily camera footage from the hours of 7am – 11 pm, with each street being recorded for approximately two weeks and utilization rates recorded at 15-minute intervals. The period of analysis spanned from October 2023 – February 2024. With this data collection method, it was particularly important to account for the demand created by UTEP students parking in the neighborhood. As a result, data collection was not conducted during the winter break, between fall and spring semesters.

Our findings demonstrate that within the two study areas, parking utilization can be categorized as extremely low. In total, ***the 22 city blocks analyzed have a combined average daily utilization rate of 27%***. For comparison, utilization rates of 85% are considered optimal within the parking industry [1] [2]. As the graph below demonstrates, none of the streets meet that standard and only one—Cincinnati Avenue—ever meets that standard at any point during the day.

In general, our analysis supports the conclusion that because parking utilization is low, ***there is adequate on-street parking to support removing off-street parking requirements for development within the study area north of Interstate 10.***




*Average daily utilization rate by time of day. Except for Cincinnati Street, no other street analyzed reached optimum utilization of on-street parking.*

*1 See: https://ops.fhwa.dot.gov/publications/fhwahop12026/sec_2.htm*

*2 Also: https://www.sciencedirect.com/science/article/abs/pii/S2212012214000380*

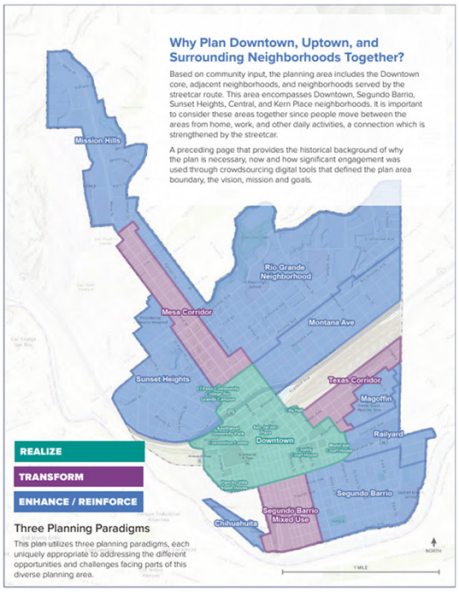
# Background

The genesis of this parking analysis stems from City Council action on four studies that were completed in 2019 and 2023, respectively: the Downtown, Uptown and Surrounding Neighborhoods Master Plan; the Market Assessment for the aforementioned plan that was adopted as an appendix; the Zoning Diagnostic that was completed in support of the "Inclusive Neighborhoods" zoning initiative; and the 2019 Comprehensive Downtown Parking Study.

## Downtown, Uptown and Surround Neighborhoods Master Plan

In July 2023, the City Council adopted the Downtown, Uptown and Surrounding Neighborhoods Master Plan ("the plan"). This study's purpose was to develop a long-term vision for the study area depicted in the graphic below. Bounded by Mesita, Schuster, Cotton and the U.S/Mexico/New Mexico border, the study contemplates the development of approximately 10,000 new housing units between the adoption date and 2040[3]

***One of the key policy recommendations the plan identifies that is integral to meeting the stated housing goal is the elimination of minimum off-street parking requirements within the study area.***




*The focus of our analysis is based on the plan boundary adopted as part of the Downtown, Uptown, and Surrounding Neighborhoods Master Plan.*

## Market Assessment: Financial Feasibility

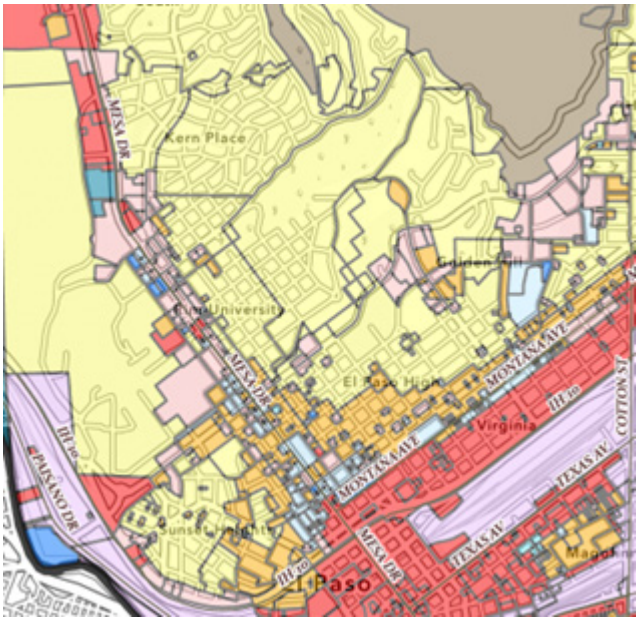
Included as an appendix to the plan was a market assessment that contemplates the market feasibility of new development within the study area. In general, the market assessment analyzes current market rate rents in the study area and compares them to construction costs to determine what gap—if any—there is between expected costs and revenues of residential development. The result of this analysis found that as of 2022, ***there is a gap of approximately 16% between costs and revenues***. Because of this—and combined with the current lending climate—it is unlikely that new housing units will be the result of new construction. Instead, the more likely source of increased housing will come from converting single family housing or adaptive re-use of commercial or industrial buildings in multi-family housing products.

## "Inclusive Neighborhoods" Zoning Initiative

Besides financial feasibility, the biggest barrier to realizing the vision of the plan is the current zoning requirements. The current zoning scheme zones much of the area north of Interstate 10 exclusively for single family residential. The most common zoning designation within the "Uptown and Surrounding Neighborhoods" area is R-3, which are the same zoning standards imposed on most new development on the City's fringes. In general, the R-3 zoning standards can be categorized as "suburban" in nature, with minimum lot sizes of 5,000 SF and minimum front and rear setbacks of 20 feet.

*3 Other key findings of the market study included the potential to add 350,000 SF of retail, 750,000 SF of office and an additional 400 hotel rooms.*

These zoning requirements stand in stark contrast to much of the existing development pattern within the study area north of Interstate 10. This is due to much of the area being developed prior to 1930, which is the year the City adopted its first zoning ordinance. Accordingly, ***many of the properties do not meet current zoning requirements*** and are "nonconforming" with respect to the zoning ordinance. Nonconforming properties generally cannot be expanded without compliance with the existing regulations, essentially "locking in" the property in its current state, discouraging investment and redevelopment.




*Zoning Map of the study area north of Interstate 10. Much of the study area is zoning residential, denoted by the yellow on the map.*

Recognizing this, the City analyzed its Zoning Ordinance to identify barriers to achieving the vision set out in the plan, as well as the City's Comprehensive Plan, Plan El Paso.

In October 2023, the City Council adopted the Zoning Diagnostic and directed staff to implement the proposed changes, which were broken into two overarching buckets: "quick fixes" and "longer-term efforts". In general, the changes contemplate introducing regulations which match much of what exists in the study area. Recommendations include more flexibility in dimensional standards, allowing more housing typologies (triplexes, quadplexes, etc.), and removal of minimum parking requirements.

## 2019 Comprehensive Downtown Parking Study

In October 2019, City Council adopted a parking study which analyzed utilization and supply for the study area south of Interstate 10. The parking study identified a total of 11,686 parking spaces—~2,200 on-street and ~9,400 located off-street. According to the Parking Reform Network, when considering solely off-street surface parking, almost ***one-quarter of Downtown El Paso is parking***. The 2019 Parking Study found that ***as of October 2019, there were 4,000 excess parking spaces Downtown alone***. Post-pandemic, Downtown suffers from high rates of vacancies for both office and retail buildings making the excess parking figure quoted in 2019 assuredly higher.

Besides analyzing parking supply and demand, the Parking Study also makes several policy recommendations as it relates to parking supply. Namely, the expansion of the parking meter district, the use of parking benefit districts and the introduction of dynamic pricing for parking meters.




*Surface parking in Downtown El Paso. Source: Parking Reform Network.*

## Discussion

The combination of these four studies demonstrates the relationship between parking, redevelopment, and development feasibility. The Downtown Parking study highlights that within the Downtown footprint, there is a significant over-supply of parking. The Downtown, Uptown and Surrounding Neighborhoods Master Plan calls for a significant influx of new housing units, but development feasibility makes new construction unlikely in the near-term. Instead, the conversion of single-family homes and adaptive re-use of non-residential properties in multi-family housing is more likely. However, significant barriers exist within the current zoning regime do not permit this development as-of-right.

The studies adopted in 2023 similarly recommend the removal of minimum parking requirements as one of the key policies necessary to unlocking development within the study area north of Interstate 10. However, because the 2019 Parking Study did not contemplate analyzing the northern study area, a gap in research existed to understand current parking supply and demand in the area. It is through this parking occupancy study that this void is filled.

# The Case for Eliminating Parking Minimums

In our analysis of best practices [4], we have identified three primary motivations for removing off-street parking minimums:

1. Parking minimums reduce the overall tax base;
2. Required off-street parking increases housing costs; and,
3. Within the plan's study area, off-street parking renders development and redevelopment impractical.

***To be clear, eliminating off-street parking requirements does not mean that there will no longer be off-street parking. Instead, we acknowledge that there is currently a significant oversupply of off-street parking and that the market should determine whether additional parking is necessary to support their business or provide for their residents.***

## Increasing the Tax Base

Every improvement within El Paso County has a value; however, some improvements are worth more than others. As a practical matter, permanent improvements such as buildings are valued greater per square foot[5] compared to vacant land, asphalt or concrete used for parking. Consider the example below:



**Assessed Value (2019):** $350,099
**City Taxes:** $3,177
**Improvement Value:** $160,000



**Assessed Value (2020):** $158,849
**City Taxes:** $1,441 taxes
**Improvement Value:** $15,000

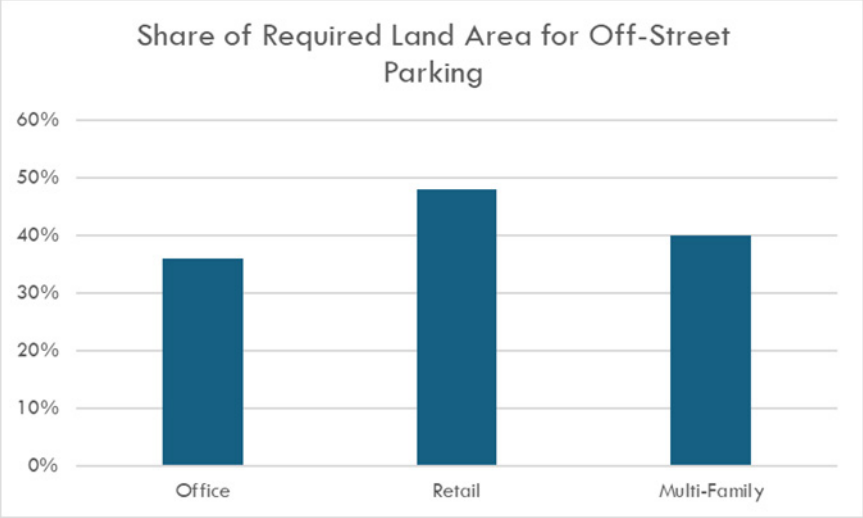
*Comparison of 2905 N Stanton St. The image on the left shows the taxable valuable with a structure and on the right is the same property after the structure was demolished.*

*4 In determining best practices, we reviewed the resources made available from a parking reform advocacy group, The Parking Reform Network as well as the recommendations within the High Cost of Free Parking by Donald Shoup, a preeminent source for parking reform.*

*5 Comparing costs per square foot accounts for differences in size of improvements.*

In 2019, a property located 2905 N Stanton St was demolished to make way for a surface parking lot. Previously assessed at approximately $350,000, its conversion to a surface parking lot reduced its taxable value by more than 45%.

Further, an analysis of surface parking lots within the plan's study area in 2022 revealed that on average, surface parking lots are assessed $1.61/SF for their improvements. Conversely, including all buildings within the study area, the average assessed value for improvements is $61.68/SF. In other words, **requiring off-street parking in lieu of building improvements on average reduces the taxable value of a property by nearly 98%.**




*Land area required for off-street parking by land use based on typical parking requirements.*

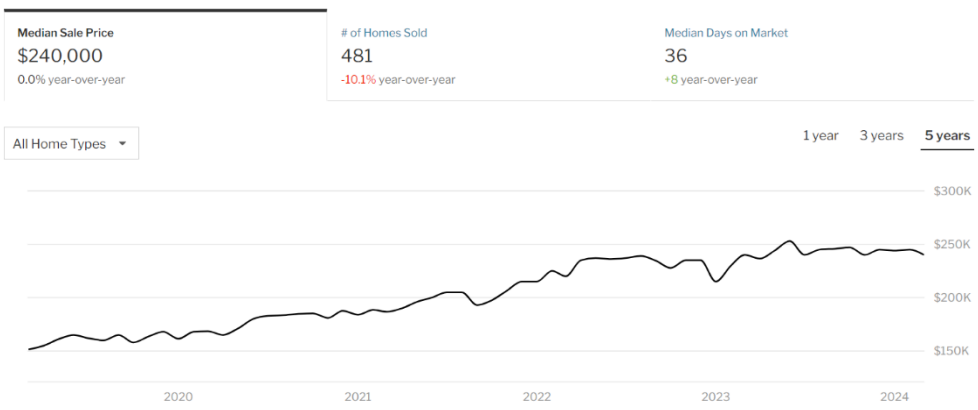
Applied to a single building, parking requirements that are required to reserve between 30-50%[6] of land for off-street parking significantly reduce that building's taxable value, as the first example demonstrates.

However, applying these requirements across entire districts, we see the magnitude of the financial implications as the City is reducing taxable values (and thus taxes) by millions of dollars by enforcing this policy.

## Reducing Housing Costs

Since the COVID-19 pandemic, housing prices across the country have skyrocketed. As the graph below demonstrates, El Paso is no exception to this nationwide trend. According to Redfin, **the median home sale price in March 2019 was $140,000. In March 2024, it is $240,000; representing a 71.4% increase.**

Off-street parking requirements are major contributor to housing prices in one of two ways:




*Median sale price of a single family home in El Paso, TX. Source: Redfin*

*Current off-street parking requirements, as a share of the land area they require relative to a building's size.*

*6 A single parking space is assumed to require 330 SF, when including the stall, drive aisle and driveway.*

1. In owner-occupied properties, the cost of parking—typically in the form of a garage—must be absorbed by the owner's mortgage.

2. For rental properties, land set aside for parking restricts the number of units that can be constructed thereby reducing operating income. Lower operating income means that rents must be increased to pay for debt financing.

**For renters, off-street parking requirements can increase rents by 17%[7].** For homeowners, off-street parking can increase mortgage payments by thousands of dollars annually. Analyzing residential properties within the study area, we found the average garage is 437 SF—large enough for two cars. Our low-end estimate for a two car garage shows that **off-street parking increases the cost of a single family home by approximately $27,000[8]**. With current interest rates, the required off-street parking increases a mortgage by nearly $200/month and $2,400/year[9].

## Unlocking Development Potential

In addition to addressing the first two issues, removing off-street parking requirements can be the key to unlocking development potential in the study area. The previous Downtown Plan—completed in 2006—recognized this. Accordingly, following its adoption, the City Council removed off-street parking requirements within the 2006 plan's boundary[10]. Back then, the rationale for removing off-street parking requirements within the study area was clear—strict compliance with the Code would require buildings to be demolished to comply with the Zoning Ordinance.




Today, the challenge remains much the same, even with an expanded plan area footprint. As noted in the introduction, much of the study area was developed prior to 1930, when the City first adopted zoning regulations. As a result, many of the buildings do not comply—nor have they ever—with the Zoning Ordinance. Our Code maintains some level of flexibility for properties that have historically not conformed to the Zoning Ordinance through the "legal non-conforming provisions". **However, these provisions do not allow for expansions and modifications of properties, effectively locking in any existing development and deterring future investment.**

*Downtown Plan area, as defined by the 2015 Downtown Plan. As part of this plan's adoption, off-street parking requirements were waived within the boundary.*

*7 The study assumed that the cost to acquire, design and construct a parking space is $5,000.*

*8 Our assumption took the average assessed value of improvements of $61/SF and multiplied by the average garage size in the study area (431 SF) and arrived at a number of $26,657.*

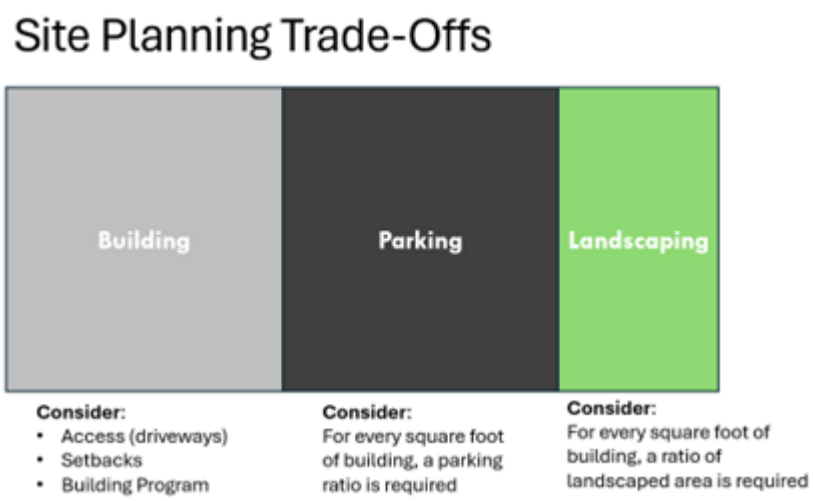
*9 We assumed a 30-year fixed mortgage and an interest rate of 7.959%; the typical going rate for April 2024.*

*10 Per Section 20.14.050.D. "Off-street parking regulations shall not apply to properties in the Improvement District No. 3, established by Ordinance 736 and dated April 3, 1952. The boundaries of Improvement District No. 3 shall also include all property designated under the Downtown 2015 Plan".*

## Site Planning Trade-Offs

To demonstrate how no off-street parking requirements can induce development, consider the site planning trade-offs graphic. When developing a site, a designer must consider the interdependent relationship between building area, parking, and landscaping requirements. Per City Code, when building area increases, so too does the area required for parking and landscape. Currently, developers must consider the trade-offs between building a larger building and providing more parking and landscaping.

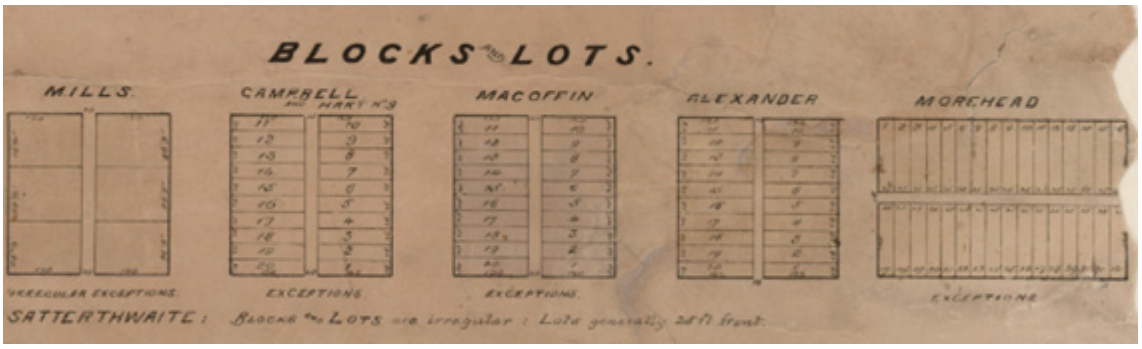
From a purely rational standpoint, a developer will build as much building as they can afford. However, off-street parking requirements can act to artificially constrain a site, particularly when lot sizes are small,[11] [12]. Land that is reserved for parking rather than building produces significantly less revenue and cause the development to not "pencil out". **As a result, off-street parking requirements can make otherwise financially viable projects not happen.** Conversely, their removal no longer constrains the developable area with respect to parking allowing additional development to occur.




*When planning the development of a site, designers must consider that increased building area requires additional parking and landscaped areas per City Code.*

## Site Constraints

A simpler issue can also be at the root of unlocking development within the study area: parcels are simply too small to accommodate off-street parking.



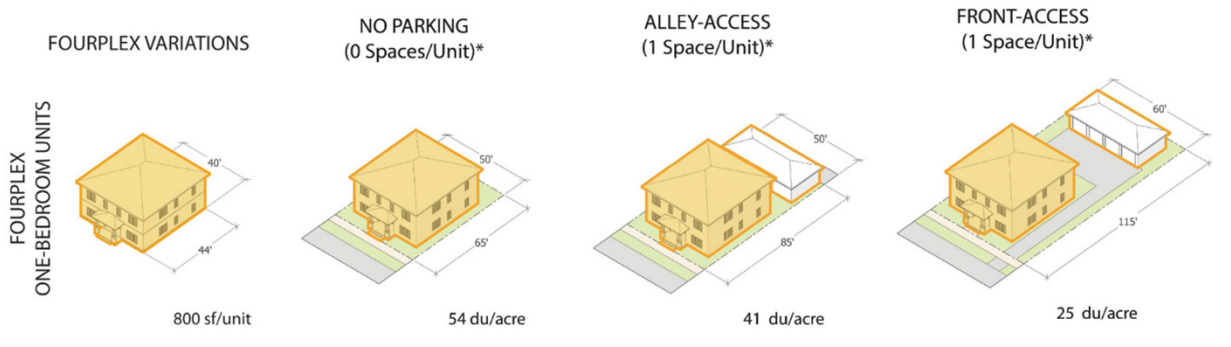

*Typical lot sizes, by subdivision. Note: most of the study area is platted within Campbell, Magoffin, and Alexander subdivisions.*

*11 Most of the study area has block sizes of 260' x 260', with individual lots being 26' x 120'. A typical condition of lots today within the study is that two individually platted lots have been combined into one, reflected by properties that are ~ 52' x 120' (approximately 6,200 SF).*

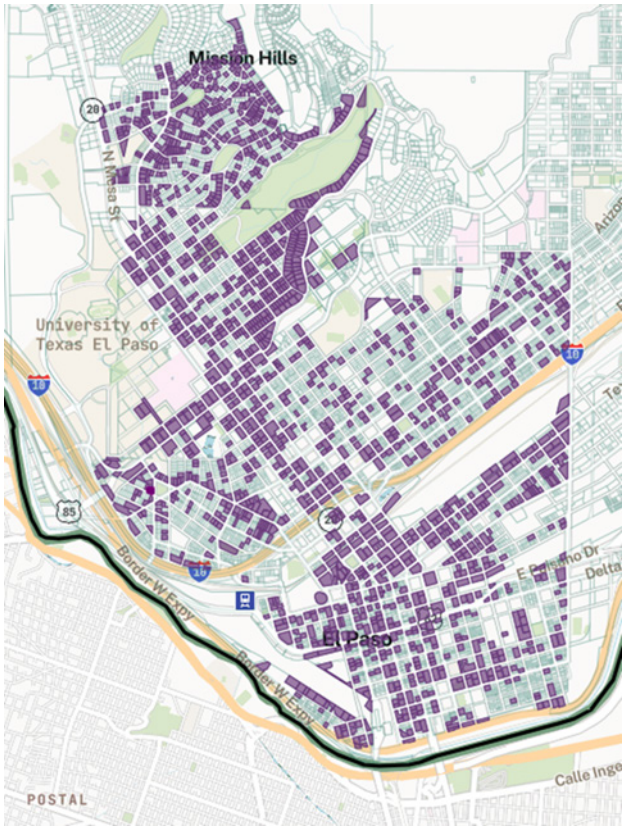
*12 Commonly referred to as the "residual land value": that is, the price of acquisition after accounting for all development costs.*

An analysis of lots within the study area shows most lots range from 26-52 feet in width and have a depth of 120 feet with typical lot size ranges from 3,000 to 6,000 SF.

As noted in the introduction of this report, one of the main strategies to increasing the number of housing units within the study area is the conversion of single-family dwellings into multi-unit properties. In his seminal work, Missing Middle Housing, architect Daniel Parolek considers the required lot sizes to permit the conversion of homes into a fourplex.




As the diagrams indicate, a larger lot becomes necessary as parking requirements increase. According to an analysis by Sightline Institute[13], **the required land for accommodating off-street parking for a fourplex doubles in area when compared to the same property without parking.** In interviewing Parolek, the architect explains:




*For lots 7,500 square feet or smaller, Parolek writes, "the space needed to fit off-street parking on the site typically makes it physically impossible to provide the required amount of parking and get multiple units on the site. If an architect can make the parking fit, oftentimes there is not enough development potential to make the financial sense to pursue."*

*Lots greater than 7,500 SF. Properties smaller than this cannot accommodate sufficient parking for a quadplex. Within the plan area, only 29% of lots meet this criteria.*

*13 Sightline Institute, Unlock Middle Housing with Parking Reform: https://www.sightline.org/2024/03/18/unlock-middle-housing-with-parking-reform/*

To test whether existing parcels could accommodate even one space per unit (this would represent a 50% parking reduction from current Code requirements), we searched for any parcel 7,500 SF or larger within the study area.

In our analysis, of the approximately 6,000 parcels in our study area, **only 29% are large enough to accommodate 1 space per unit necessary for a fourplex conversion of an existing single-family home.**

In short, the existing development pattern and lot sizes within the study area shows that properties are not large enough to meet off-street parking requirements. Absent additional land acquisition or demolition, they will be unable to be redeveloped.

## Discussion

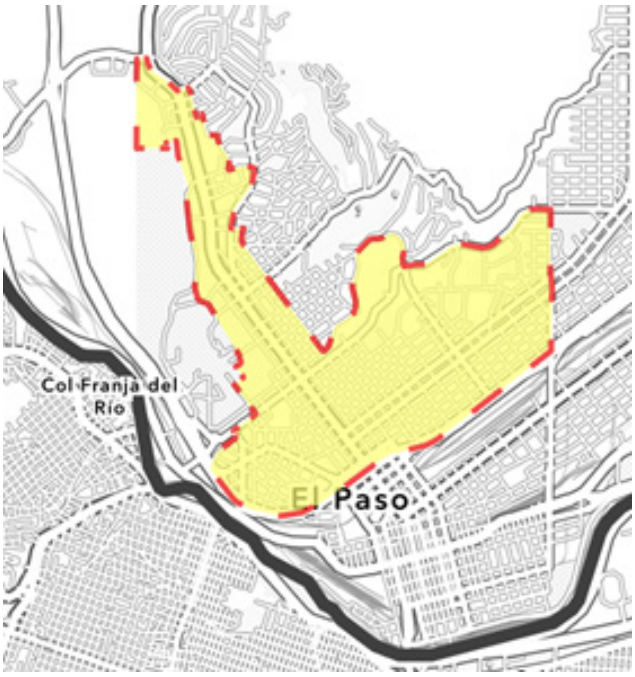
In this section, we build on the introduction of the report by highlighting potential outcomes of eliminating minimum off-street parking requirements. Removing off-street parking requirements can: improve the tax base; make housing more affordable; and unlock development.

We began this section by showing that off-street parking drains property tax revenue because surface parking improvements are assessed at levels 98% lower than building improvements. Not only is off-street parking bad for the city's finances, they also make homeowners and renters' housing more expensive. Studies have found renters pay upwards of 17% additional in rent for a parking space, while homeowners can expect to pay more than $2,000 additional/year for financing a home with a 2-car garage.

Finally, we conclude by showing that removing off-street parking requirements is not a new idea in El Paso. More so, for the same reasons parking requirements were removed as part of the 2006 Downtown Plan area, we propose that rationale is relevant for an even larger geographic footprint today. That is, parking requirements are currently part of a set of trade-offs when developing a site: the larger the building, the more off-street parking required.

When parcels of land are large, building footprints make up a small portion of the total land area. In this scenario, parking requirements are rendered irrelevant because there is adequate land to accommodate both parking and building. However, when parcels are small—as they are within the study area—parking requirements can act to constrain development by limiting how much can be built, even for small-scale development. We conclude by showing that most parcels (71%) are too small to provide just 50% of the required parking for a fourplex, demonstrating that requiring off-street parking for most projects will be infeasible.

# Uptown and Surround Neighborhoods Study Area




## Area of Analysis

The adopted Downtown, Uptown, and Surrounding Neighborhoods Master Plan defined the overall study area. For purposes of this analysis, we focus on the area north of Interstate 10. As identified previously in this report, the 2006 Downtown Plan removed off-street parking requirements for much of the area south of the Interstate. This analysis focuses on the area generally bounded by: Interstate 10 to the south, Cotton Ave to the East, Schuster Ave/Murchison Dr/Executive Center Blvd to the North and UTEP/Oregon St. to the West.

Study focus area. The general focus area for our analysis is the Uptown and Surrounding neighborhoods area, generally bounded by Mesa, Schuster, Cotton and Interstate 10.

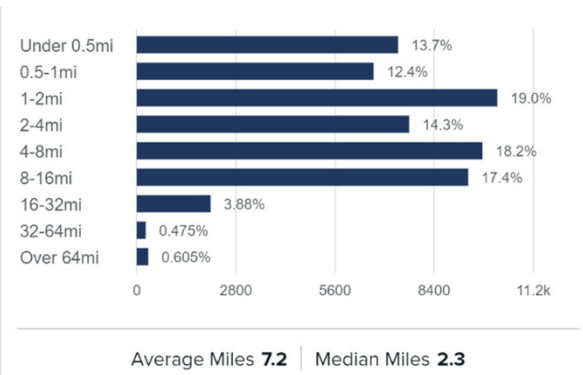
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## Demographics

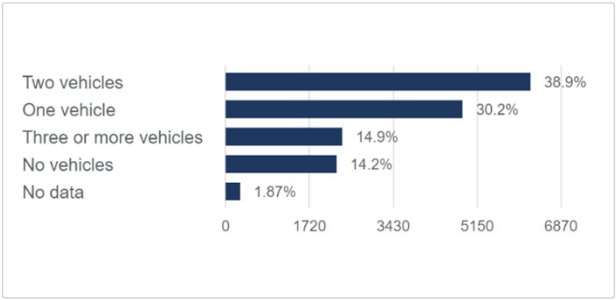
Using Census geographies, the study area falls into the following 2020 Census Tracts: 15.01, 15.02, 16, 22.01 and 22.02.

Recent Census data from the 2021 ACS estimate 17,426 people live within the five study area Census tracts, made up of approximately 6,984 households. Approximately one-half (45%) of households own one car or less and many trips reflect the “car light” lifestyle reflected in the household composition. That is, mobility data shows that in addition to a high share of households with one car or less, 1 in 4 trips of people living within the study area are under 1 mile, representing a significant percentage of trips that can be made by walking or biking.

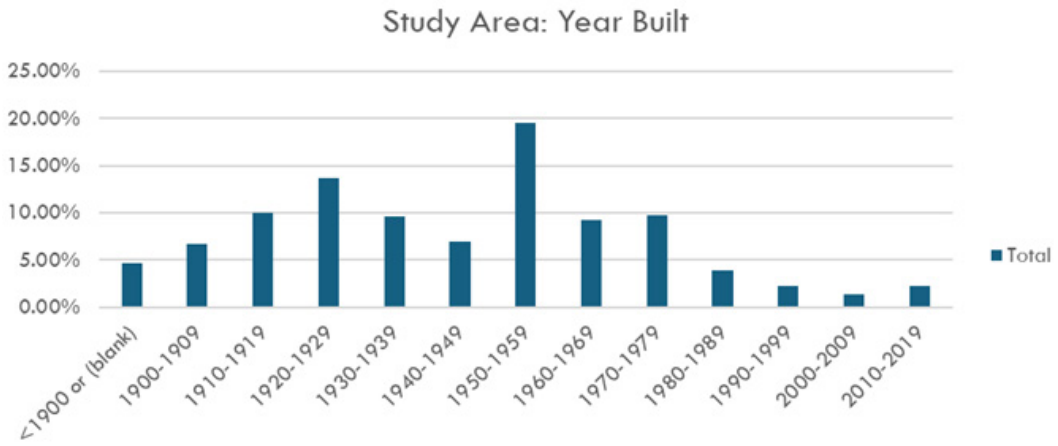
Trip Distance (Miles)




Private Auto Availability




**Typical Trip Distances and Automobile Ownership for Census Tracts 15.01, 15.02, 16 and 22.01 and 22.02. Source: 2021 ACS/Replica**




As noted earlier in this report, much of this area was developed before the City adopted zoning regulations in 1930. In fact, more than one-half (51%) of all existing structures were built before 1950. Accounting for only residential buildings in major residential subdivisions in the study area (Alexander, Kern Place, Rim Road, Sunset Heights), 62% were developed prior to 1940. For these residential properties built prior to 1940, the following is a summary of their development characteristics:

| Pre-1940 Residential Building Characteristics | |
|---|---|
| **Average Lot Size (SF)** | 6042 |
| **Average Living Area (SF)** | 2053 |
| **Lot Coverage** | 23% |
| **Average Number of Garage Spaces** | 0.73 |
| **Share of Residential Properties With No Parking** | 55% |

**Typical residential building characteristics. Source: El Paso Central Appraisal District**

The data demonstrates that the typical residential property falls below the necessary 7,500 SF threshold necessary to accommodate four parking spaces to support a conversion to a duplex, an accessory dwelling unit or allow a fourplex. This is despite the fact that most lots have adequate space to accommodate additional building area, with the typical lot coverage at 22%.

Finally, it is highly atypical for residential properties to have off-street parking. Among all residential properties, there is typically less than one garage space per lot. Additionally, 55% have no garage parking at all. In summary, the pre-dominant development pattern of the study area is reflective of the era that pre-dates automobiles. As a result, most cars park on-street or utilize uncovered driveways.

## Visualizing Study Area Development

**Typical Post-War Development**



Typical Pre-War Development. This pattern is defined by denser development, alley access and limited off-street parking.

**Typical Pre-1940's Development**



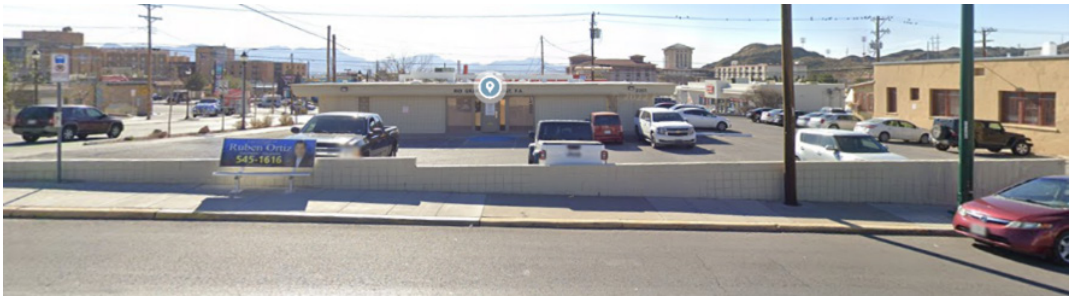




Post-War Development. This typology is characterized by smaller building footprints and large parking lots.

To visualize the typical development in the study area, refer to the images below. The type of development depicted is reflective of the typical lot sizes, lot coverage and parking availability of the study area in general. Properties with off-street parking have access via alleyways and if any parking is provided at all, tend to have minimal supply.

Lots tend to be maximized, with buildings built up to the front and side setbacks. Where there is open space on a lot, the development potential tends to be to the rear of the property. Such developable space is adequate for building additions, but due to limited lot width, is inadequate for more than two off-street parking spaces.



Juxtaposed against the typical development pattern of the study area is post-war development, defined as buildings constructed after 1950. Unlike the pre-war development pattern, this type of development is characterized by its auto-centric design features: large setbacks on all sides with smaller building footprints surrounded by large areas off-street parking.

## More Than Aesthetics

**Pre vs. Post Zoning Adoption Off-Street Parking Requirements**




**Year Built:** 1906
**Taxes/Acre** (2023): $55,500
**Total Units:** 11
**Required/Provided Parking:** 17/0
**Land Area for Parking Required/Provided:**150/0%



**Year Built:** 2016
**Taxes/Acre** (2023): $20,757
**Total Units:** 14
**Required/Provided Parking:** 27/15
**Land Area for Parking Required/Provided:**61/34%

More than just design characteristics, there are significant differences in development feasibility, densities and tax productivity of pre and post-war development. The two photos represent similar unit counts, but the development on the left was developed prior to zoning regulation while the apartment building on the right constructed within the past decade.

Comparing the apartment buildings, the pre-zoning structure is on a smaller lot, **provides no parking and generates nearly three times the tax revenue per acre despite it being more than one hundred years older.** Additionally, the newer development on the right received a more than 50% parking reduction from City Council but still cannot match the tax productivity, nor meet similar densities as the pre-zoning development. An important consideration is that under the current Zoning regulations, neither development is feasible. In fact, **the pre-zoning development would likely be a vacant lot under the current rules as 150% of the lot would be required parking if the building were constructed today.**

## Zoning Functionality

With respect to the overall functionality of a Zoning Ordinance, the litmus test of its responsiveness to the existing built environment can be measured by the number of zoning requests where applicants seek relief. In general, there are three procedures that property owners can utilize: rezoning/special permits, special exceptions/variances, and/or registration as a legal nonconforming property.

## Rezoning and Special Permits

Rezoning and special permits are two application types whereby applicants can apply for the rules and regulations to be changed from the limits imposed on the property based on current zoning regulations. Following two public hearings, City Council may grant an applicant's request. Both rezoning and special permits can be used to modify setbacks, dimensional standards, reduce parking requirements and in the case of rezoning, authorize a certain use. In ideal conditions, the activities property owners want to use their property for are also permitted by zoning regulations. Therefore, when there are many requests for changes, it can be a good approximation of whether a Zoning Ordinance is meeting current market demand.

## Special Exceptions and Variances

Similar to rezoning and special permit requests, special exceptions and variances can authorize certain property conditions if they meet criteria outlined in Title 2 of the Municipal Code. Exceptions and variances can legalize both existing conditions that do no meet current zoning regulations as well as authorize new construction. A benefit to the process outlined in Title 2 that does not apply to rezoning and special permit requests is that special exceptions and variances only require one public hearing and can be approved if they meet the conditions outlined in the Code. However, like rezoning and special exceptions, these requests also help diagnose whether current zoning regulations meet property owner expectations.

## Legal Nonconformities

Finally, a third avenue for property owner relief from zoning requirements is an administrative process that registers a property as legal nonconforming. This procedure "locks in" existing conditions on properties so long as they have been in existence prior to November 23, 1955, which the City uses as the date for administering this policy. A disadvantage to this process is that nonconformities may not be extended or enlarged and if the property is vacated, the new property owner can be forced to comply with the Code.

Within the older neighborhoods boundary[14], we find the following number requests[15] by procedure type:

- Rezoning and special permits: 29
- Special exception and variances: 147
- Legal nonconformities: 1,818

Again, these three procedures can be used as a measure of the responsiveness of the Zoning Ordinance to the development pattern on which they are applied. Ideally, property owners do not seek relief, meaning the application numbers are close to zero. However, as the numbers summarized above indicate, the large volume of applications reflect zoning regulations that do not match the development that exists, nor the type of development the market demands.

*14 For purposes of this analysis, we consider "older neighborhoods" to be those in existence prior to 1930 when the City adopted zoning. Generally, this is the area bounded by current US-54, Fred Wilson Ave., Executive Center and the US/Mexico/New Mexico border.*

*15 Rezoning and special permit data dates back to 2018, special exceptions, variances and legal nonconformities are undated.*

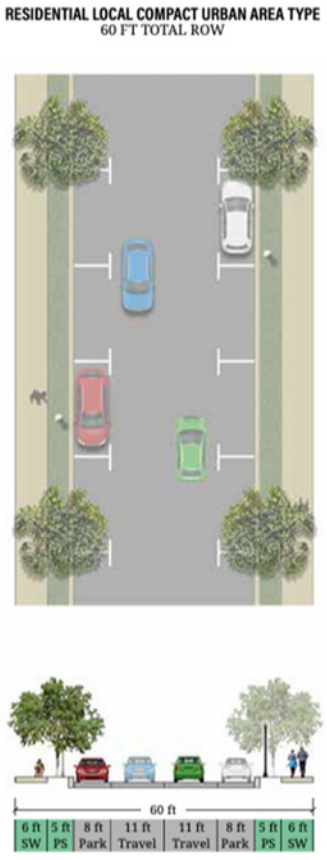
## Discussion

In summary, the study area can be described by its pre-zoning development characteristics. That is, much of the area was developed before 1930 when the City initially adopted zoning regulations and the existing development today reflects this. Specifically, many of the residential properties have no off-street parking and as a result, have larger building footprints on relatively smaller lots. Conversely, newer development—especially commercial—are on larger lots with relatively smaller building footprints surrounded by larger parking lots.

Such differences in pre and post-zoning development are not just isolated to design characteristics. **Instead, zoning regulations have a significant impact on the number of units that can be built, the required sizes of lots, the amount of tax revenue that is generated and most importantly, whether the property can be developed altogether.**

Finally, the effectiveness of zoning regulations can be approximated using the number of applications filed by property owners seeking relief from the current zoning rules. **Within the older neighborhoods boundary, approximately 2,000 applications have been filed, reflecting a significant mismatch between the current rules and the development to which they apply.**

# Study Area Estimate Parking Inventory




Despite limited off-street parking for single-family residential uses in the study area, there is still substantial overall parking supply. To calculate the total study area parking inventory, we leverage data from three sources: Park 915[16], CoStar and GIS Data[17] maintained by the City of El Paso. Park 915 is a website maintained by the International Bridges Department at the City of El Paso that provides parking information for private, commercial parking lots and garages. According to the website, within the study area there are approximately 1,000 off-street parking spaces in private lots.

CoStar is a proprietary data source that provides building-level data for commercial properties, including the number of off-street parking spaces. Including multi-family, office, retail and industrial uses in the study area, CoStar identifies 12,600 off-street parking spaces.

*Typical cross-section design for the study area. Note, however, that the typical right-of-way width is 70 feet, not 60. Source: El Pas Street Design*

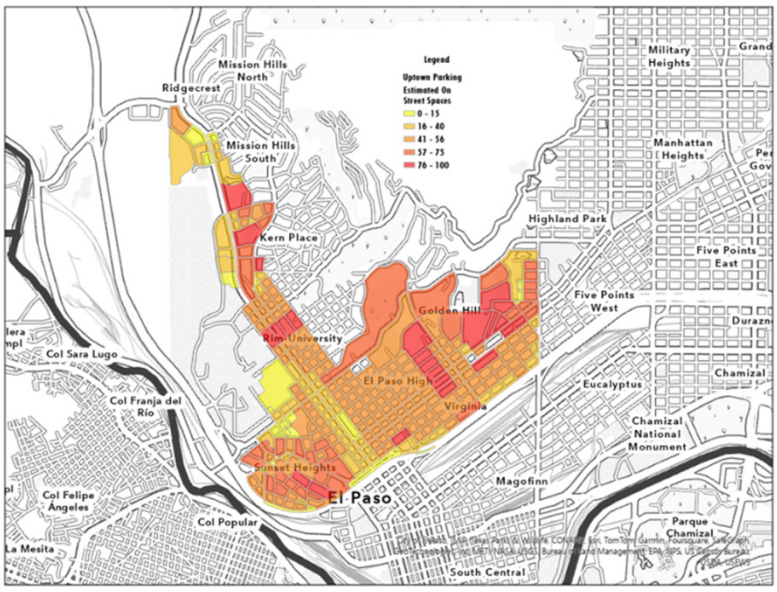
*16 Park 915 commercial parking lot data can be found at: Park915.com*

*17 The City's Open Data platform contains many datasets which are available at: https://city-of-el-paso-open-data-coepgis.hub.arcgis.com/*

| Study Area Parking Inventory | |
|---|---|
| **Type** | **Parking Spaces** |
| On-Street Parking | 14,000 |
| Off-Street Parking (Excluding Single-Family Residential) | 12,600 |
| Private Lots | 1,000 |
| | |
| Total | 27,600 |

Finally, we leverage data available on the City of El Paso's ArcGIS Online Portal that contains data on street length, no parking signage and other restricted parking areas. Within the study area, the typical right-of-way width (measured property line to property line) is 70 feet. A typical condition of the streets is depicted in the cross section: two travel lanes, two areas dedicated for on-street parking, two sidewalks and two parkways. Taking the street length and removing areas that do not permit on-street parking, we estimate an additional 14,000 parking spaces of on-street parking in the study area.

The map to the right shows the estimated on-street parking supply by City block. Overall, the on-street parking supply ranges between 40-60 spaces on a typical block, with higher amounts available per block in the Golden Hill and Mesa/Stanton Corridor adjacent to Kern Place.

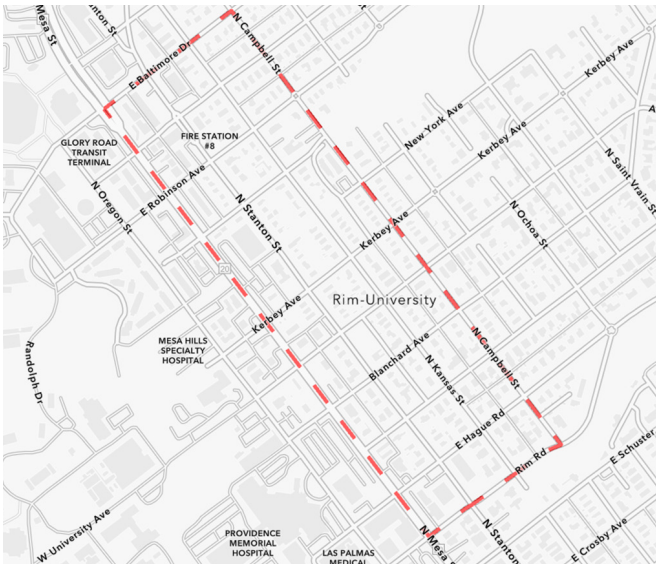



*On-street parking inventory. Using block size as a proxy for on-street parking supply, this map estimates the number of available on-street parking spaces.*

## Discussion

Because City streets are designed with the intent to accommodate on-street parking, ***there is an extensive existing parking supply within the study area, with an estimated 27,000+ parking spaces.*** Additionally, on-street parking is bolstered by commercial lots, parking garages and off-street parking found in development typical of the post war development characteristics described earlier in this report. As we will show later in this report, the robust parking inventory has the ability to be utilized at a higher rate than it is currently being used to support the development identified in the market assessment.

# Parking Occupancy Analysis




The parking analysis conducted for our study area relied on data collection from two sources: video feeds and in-ground sensor technology. In general, the video feeds provided greater geographic coverage while the in-ground sensor technology provided more precise data. Together, they helped develop an overall picture of on-street parking utilization within the study area.

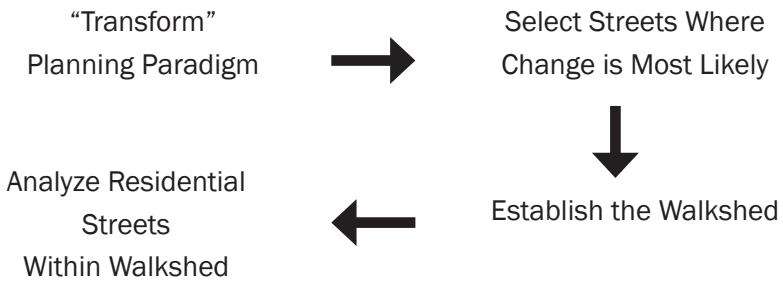
*Video Feed Parking Study Area boundary. For purposes of our analysis, we used video cameras to record parking utilization within this boundary.*

## Video Feed Parking Study

Data collected using the video feed method focused on a geographic area bounded by Mesa St., Rim Rd., Kansas St., and Baltimore Ave. Together, we were able to collect on-street parking utilization data for twenty-two (22) City blocks[18] between October 2023 and February 2024. Because we anticipated UTEP students to have a substantial impact on parking utilization, we were careful to conduct analysis only during times the university was in session. For each block, video feeds recorded parking utilization between the hours of 7am and 11 pm for a total of two weeks[19]. The purpose of this was to allow for multiple data collection points by time of day and day of week to account for any abnormalities in data collection that would skew the results.

## Selecting the Study Area

The geographic boundaries that were selected for this analysis followed the following logic:

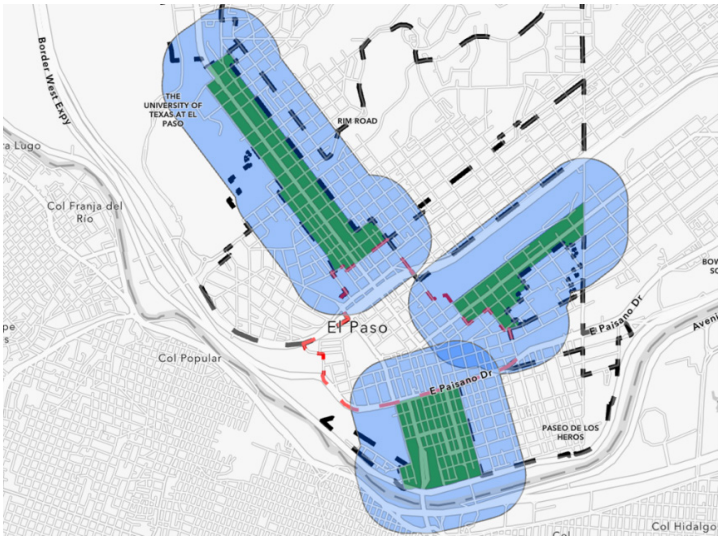



1. Select the Transform Planning Paradigm geographies;
2. Within the paradigm, select the corridor where proposed changes are greatest;
3. Establish a walkshed around the corridor; and
4. Analyze adjacent residential streets that would be most impacted by change.

*18 Not every block was analyzed, as current signed parking restrictions did not allow on-street parking or in the case of one block on New York Ave., road construction did not allow for analysis.*

*19 In some instances, data collection for an individual block was less than two weeks, as there were multiple instances of vandalism that stopped video recording for several hours in a day.*

The Downtown, Uptown and Surrounding Neighborhoods Master Plan proposed three planning paradigms that would guide the plan's recommendations; they fell into three categories: realize, transform, and enhance/reinforce. Of these three, the "transform" paradigm referenced geographies where change would be most significant. Within the plan, three areas were designated with this paradigm: the South El Paso/ Stanton, Texas and North Mesa and Stanton Corridors. The three corridors had varying levels of change that were proposed for each, with North Mesa/Stanton representing the greatest level of change[20].




*Transform Paradigm Walkshed. The Downtown, Uptown, and Surrounding Neighborhoods Master Plan identified three paradigms. We focus our analysis on the transform paradigm as the level of change proposed was greatest in these areas.*

From there, a ¼ mile buffer was generated around the corridor, which represented the maximum distance people are most likely to walk to reach their destination[21]. Finally, within that ¼ mile buffer we selected the residential streets that would be most likely to be impacted by the proposed changes. To make this determination, the plan identified catalyst sites, representing areas with redevelopment potential. Within this corridor, the sites with the greatest redevelopment potential were north of Schuster Ave. and East of North Mesa. With both streets also serving as significant physical barriers to pedestrians due to their auto-oriented design, we focused our analysis on the aforementioned study area.

## Video Feed Parking Analysis Results

The results of our analysis conducted from the video feeds are clear: ***parking utilization rates within the study area are well-below the industry standard optimal utilization rate of 85%, with the overall study area having an average occupancy rate of 27%***. Accordingly, the surrounding area would benefit from redevelopment which would increase demand for on-street parking and utilization rates closer to the optimal level. In our analysis, we accounted for and analyzed any differences in time, time of day, day of week, and weekday/weekend. Only one street—Cincinnati Avenue—reaches and exceeds the optimal utilization rate at any point during the day. However, looking at daily utilization rates, even the most parked street falls well below the target rate.

| Street Intersection | Average Utilization Rate |
|---|---|
| Baltimore and Mesa | 30% |
| Baltimore and Stanton | 24% |
| Blacker and Kansas | 3% |
| Blacker and Mesa | 26% |
| Blacker and Stanton | 1% |
| Blanchard and Mesa | 26% |
| Blanchard and Stanton | 12% |
| Boston and Mesa | 31% |
| Boston and Stanton | 35% |
| Cincinnati and Mesa | 69% |
| Cincinnati and Stanton | 67% |
| Hague and Kansas | 4% |
| Hague and Mesa | 9% |
| Hague and Stanton | 34% |
| New York and Campbell | 16% |
| Rim and Kansas | 6% |
| Rim and Mesa | 33% |
| Rim and Stanton | 23% |
| Robinson and Mesa | 16% |
| Robinson and Stanton | 4% |
| Stanton and Kerbey | 32% |
| University and Kansas | 21% |

*Video Feed Daily Average Utilization Rates.*

The streets analyzed can generally be categorized into three buckets based on their usage by time of day and day of week:

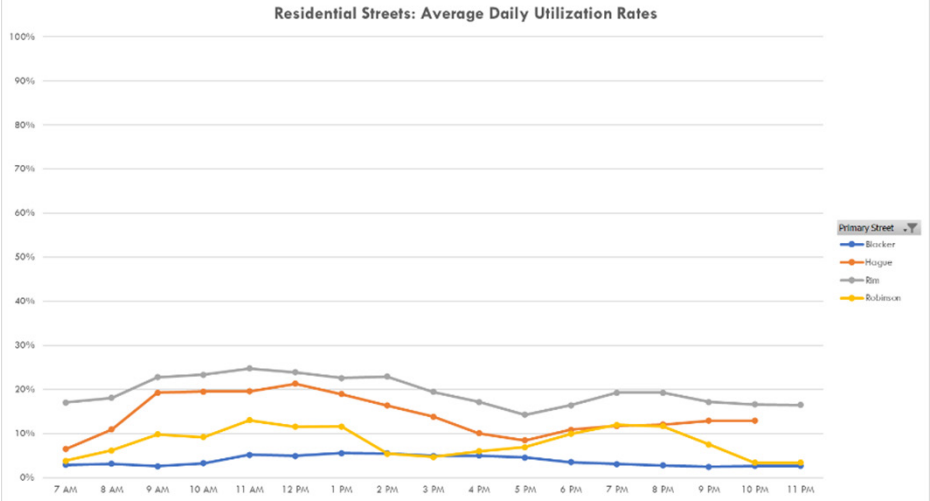
1. Residential;
2. College commuter; and
3. Restaurant/Nightlife

*20 The proposed rate of change was determined based on the number of housing units proposed by the housing allocation allowance in the plan.*

*21 See: https://safety.fhwa.dot.gov/ped_bike/ped_transit/ped_transguide/ch4.cfm*

## Residential

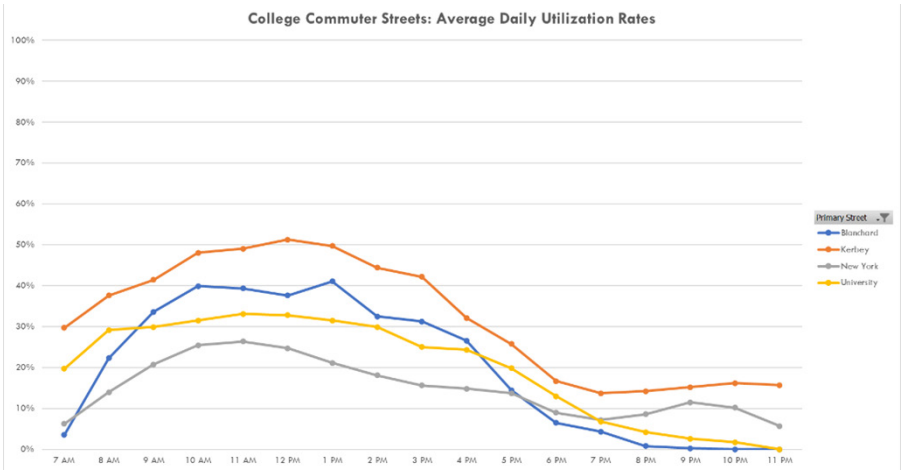
Residential streets are characterized by their low utilization rates throughout the day, regardless of the time of day and day of week. All of Blacker, Hague, Rim, and the Robinson/Stanton intersection fit this description as their utilization rate is below 25% all day and does not fluctuate over time.




*Residential Streets. These streets are ones with low utilization rates throughout the day.*

## College Commuter

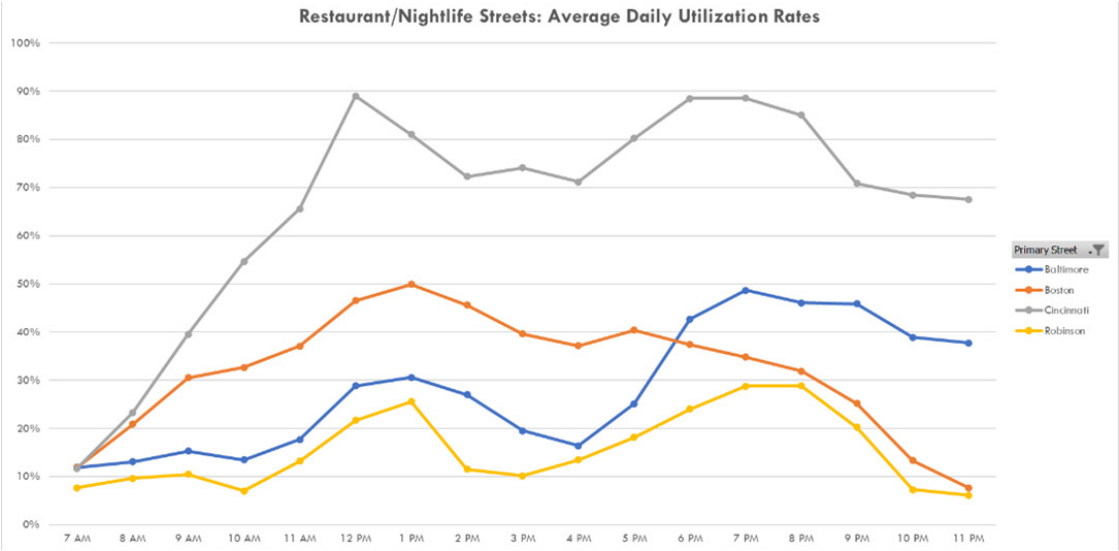
A second category of streets are college commuter, where utilization rates increase during class times, typically between the hours of 9am and 6pm, and then fall off dramatically in the evening,  Blanchard, Kerbey, New York and University are examples of this typology.




*College Commuter Streets. These streets are ones with higher occupancy during typical school hours but are otherwise low occupancy.*

## Restaurant/Nightlife

Finally, a third type of street are those used for restaurants and/or nightlife. Utilization rates tend to be low in the mornings with rates increasing during lunch hours, falling again until dinner time and then remaining above-average well into the evening and early morning hours. Baltimore, Boston, and Cincinnati Streets and the Robinson/Mesa intersection are examples of this type.

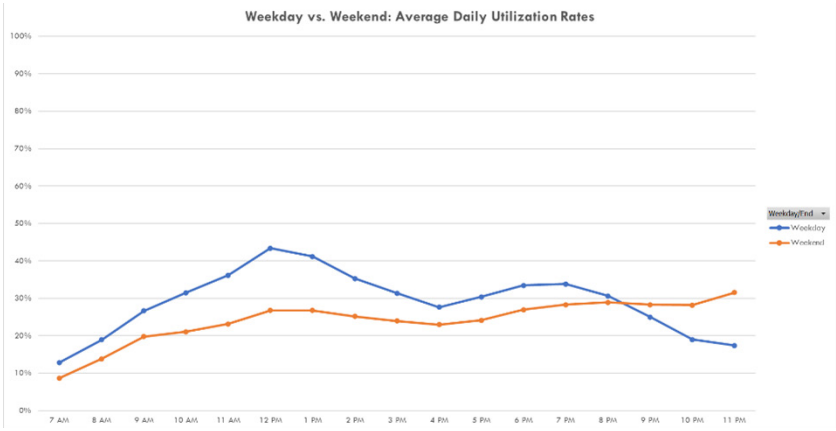



*Restaurant/Nightlife Streets. These streets typically have the highest levels of occupancy, with to noticeable spikes of use around lunch and dinner time.*

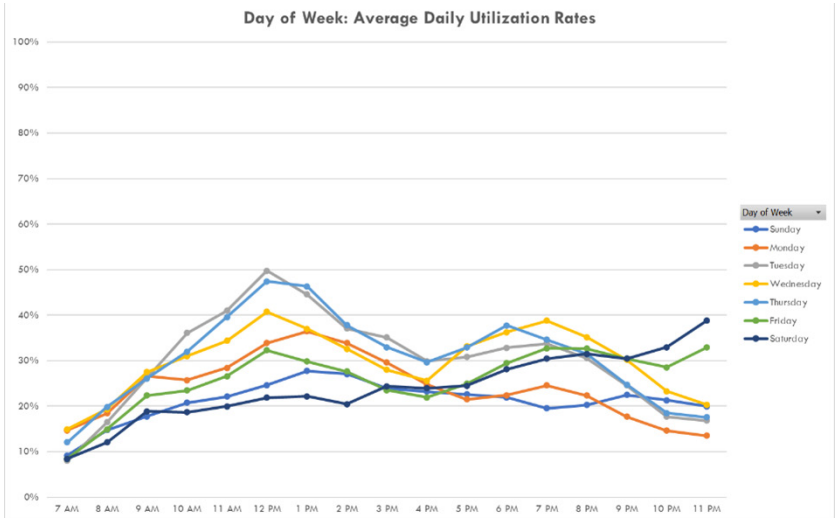
## Discussion

Using video feeds, we analyzed twenty-two (22) intersections and eleven (11) city blocks to calculate the utilization rates of on-street parking in residential areas that are adjacent to geographies where The Plan calls for significant redevelopment. Our rationale for their selection is that if developed as proposed, the existing on-street parking supply would be most likely to be affected by such changes.

Overall, we find that utilization rates within the study area are on average, 27% which is far below the target optimization rate of 85%. With our data collection method, we were able to identify three typologies of parking usage: residential, college commuter, and restaurant/nightlife streets. Across all types, utilization was low and only one street—Cincinnati Avenue—ever reached or exceeded the target rate. We also accounted for any differences between weekday versus weekend usage, day of week, and time of day and present the findings below.



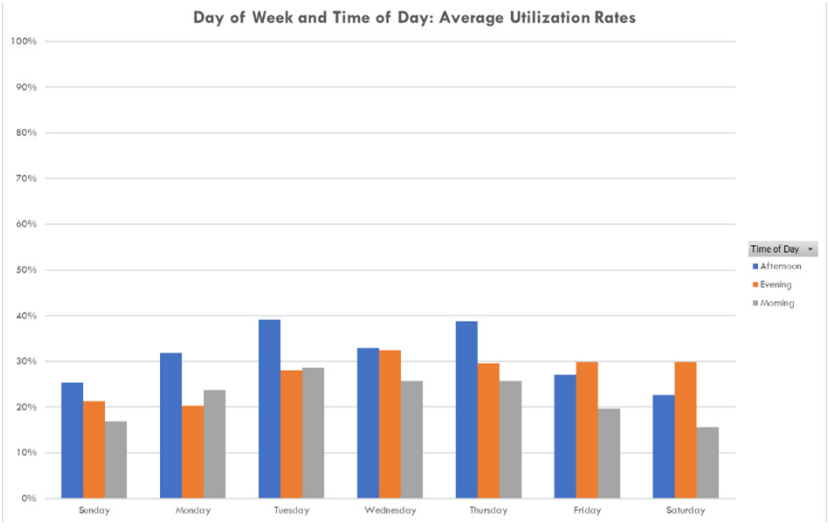

*Weekday vs Weekend Utilization. Weekdays see higher rates of occupancy during the day while the weekend has greater utilization in the evening.*




*Utilization by Day of Week. Occupancy follows the same trend regardless of day of week, with early afternoon typically representing peak utilization.*

For weekday versus weekend, there are slight differences with utilization rates approximately 10% higher during the day while weekend usage is 10% higher in the evening. By day of week, overall utilization rates patterns tend to mirror each other by time of day, though there are notable differences by day of week. Within the study area, on-street parking hits its highest occupancy rate around noon with a second, smaller spike again in the evening typically around 7pm. A notable exception to this is on Saturday which sees a gradual rise in parking occupancy throughout the day where it reaches its peak of 39% at 11pm. Finally, we consider any differences by time of day. For weekdays (Monday – Thursday), the afternoon represents the highest utilization rates, usually fluctuating between 30 – 40 % occupancy. On weekends (except Sunday), the evening represents peak utilization which is approximately 30%.

Overall, we find that even splicing the data further and attempting to pinpoint any variations still results in the same conclusion: there is currently excess parking supply and redevelopment which increases the demand for on-street parking could positively affect increasing the occupancy rate closer to the optimal level of 85%.

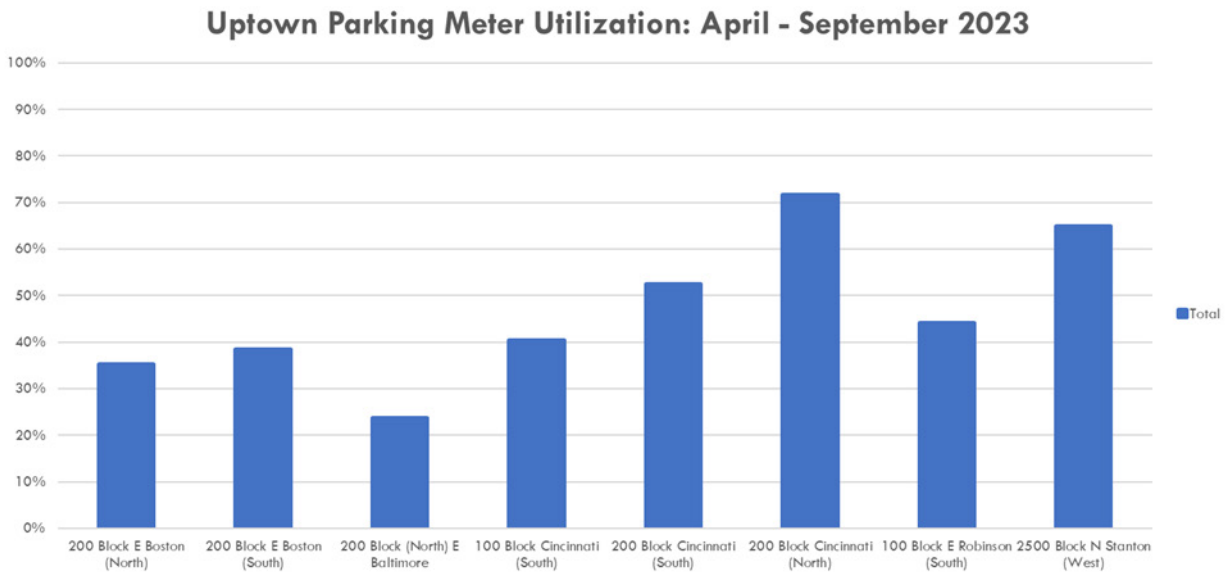



*Day of Week and Time of Day. On week days, the afternoons are busiest while on the weekend occupancy rates are highest in the evening.*

## Meter Sensor Parking Results

Our second method for data collection within and surrounding the study area comes from the use of in-ground sensor technology. The sensor technology automatically detects whether a respective parking space is occupied, regardless of whether the automobile occupying it pays the meter. In this way, the data is more precise and comprehensive, but is more limited in scope geographically compared to the coverage of the camera feeds.

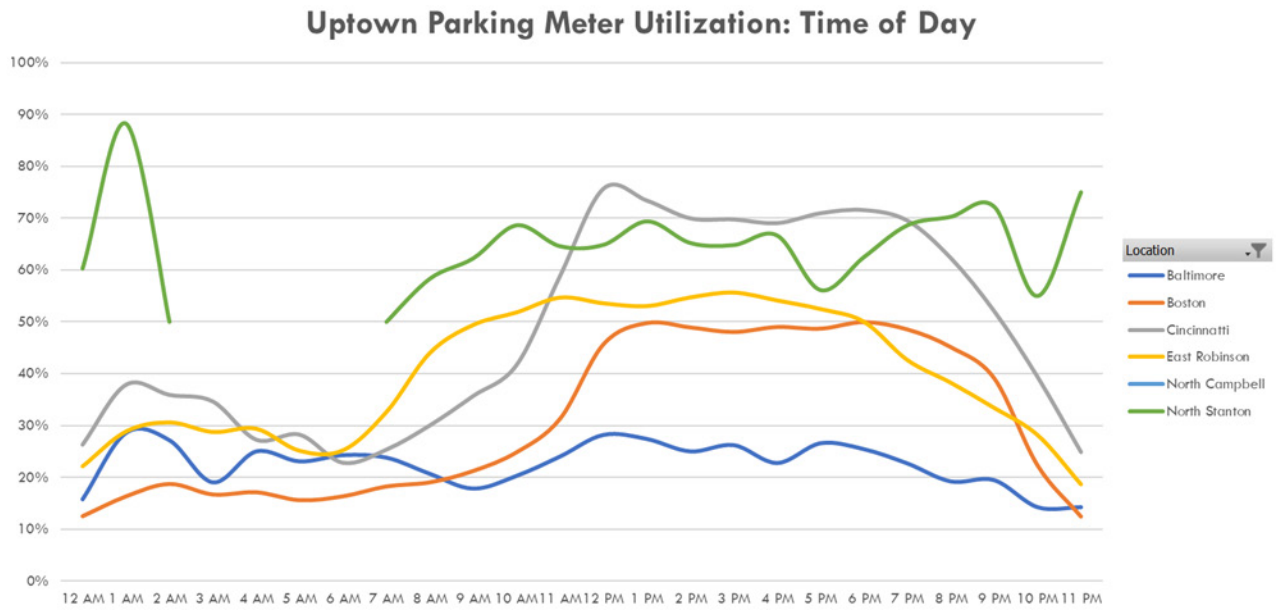
Using this method, we collected data for fifty-eight (58) metered spaces on eight (8) City blocks for 24-hours a day, seven days a week between April 1 and September 30, 2023. In some instances, the data collected using this method overlapped with areas analyzed using the video feeds. As we will show, the occupancy rates of those blocks were similar in both methods, demonstrating the reliability and consistency of the results even across time.




*Average daily utilization rates. Only Cincinnati and Stanton streets exceed 50% occupancy on an average day.*

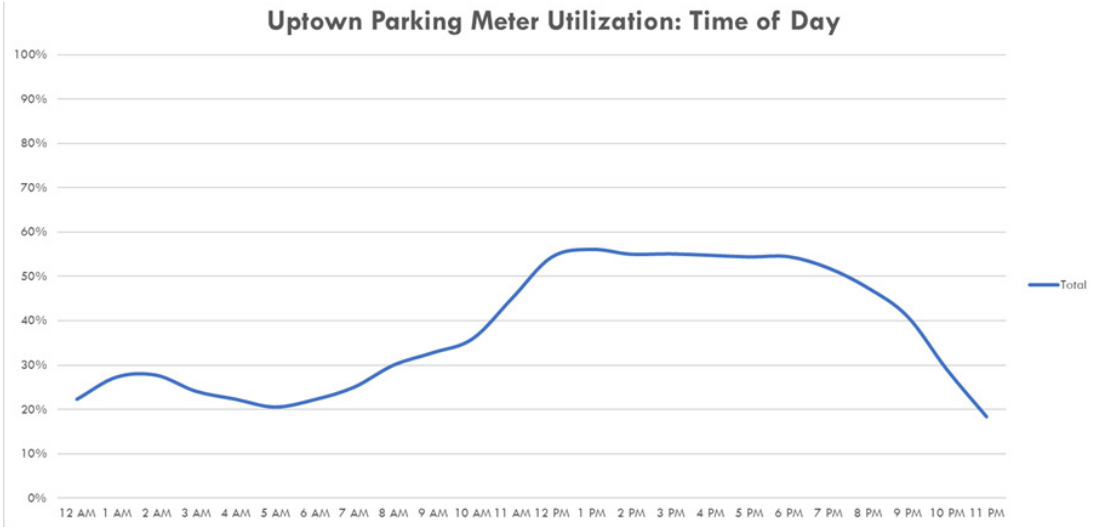
Like the results of the video feed, the parking sensor data demonstrates that parking occupancy data for the eight blocks analyzed is similarly low. Again, ***the 200-block of Cincinnati as well as the 2500-block of North Stanton are the only streets which exceed 50% average daily utilization, but still fall well below the optimal utilization rate of 85%.***

However, unlike the video feeds, the sensor data is deployed only in areas where there are parking meters. In general, parking meters are placed in areas where there is above-average demand necessitating the use of meters to ensure turnover. Typically, they are located in commercial areas where resident and customer traffic are both considerably higher than other areas of the City, including the areas where we analyzed using cameras. As a result, we expect parking occupancy rates to generally be higher in the areas using this technology.



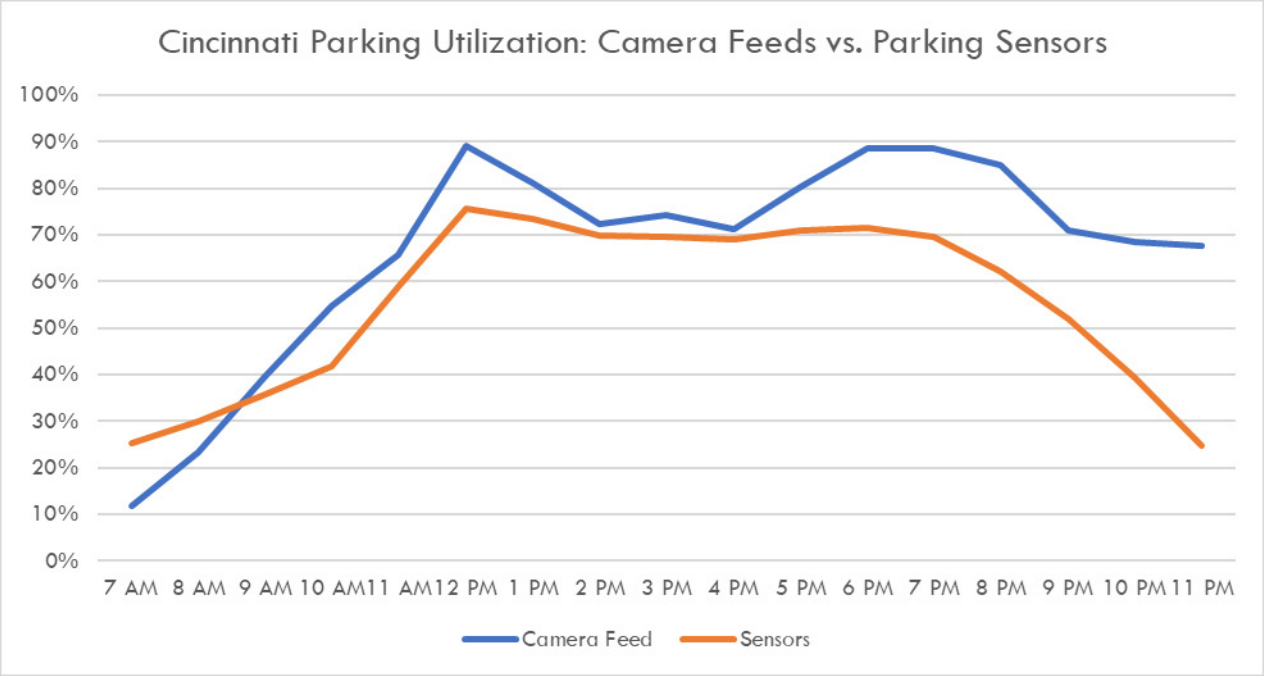

*Parking meter utilization by street. Cincinnati and Stanton Streets have the highest occupancy rates of streets analyzed.*

With that in mind, the data shows that by time of day, parking occupancy is on average approximately 30% in the overnight hours and begins to increase around the lunch hour. At approximately 9pm, parking occupancy drops dramatically below 20%, except for Cincinnati Avenue. For Cincinnati Avenue and North Stanton Street, daytime utilization hovers between 60 to 80%; this reflects a vacancy of approximately two or three parking spaces per block. For the other streets, parking utilization rarely approaches nor exceeds 50%. ***Overall, even accounting for time of day, parking utilization rarely—if ever—approaches target occupancy.***




*Uptown Parking Meter Utilization. Overall, the Uptown on-street parking supply reaches approximately 50% occupancy in the afternoon. Otherwise, occupancy is around 30%.*

Finally, the data collected for Cincinnati Avenue using this method mirrors the results collected using the other data collection method. That is, both data sources show a daily average parking occupancy rate of approximately 70% and the fluctuations of occupancy by time of day reflect a lunch time peak followed by a less dramatic secondary spike around dinner time. ***Overall, these findings demonstrate the efficacy of both approaches to calculating on-street parking utilization as well as the transferability of findings of one method to another.***




*Comparison of data collected from the camera feeds and in-ground sensors. Overall, the data shows similar occupancy rates despite using two different data collection techniques.*

## Discussion

Our parking study utilized two different methods for calculating parking utilization within our study area and arrived at the same conclusion: most on-street parking is not occupied the majority of time on a typical day and the streets with highest parking occupancy is at the optimal rate just a few hours a day. As a result, we conclude that additional development utilizing on-street parking would boost the utilization rate closer to the desired level.

The similarity of the findings using two different data collection techniques suggests that the results are highly transferable despite differences in where the data was collected. While the parking study using cameras were deployed in primarily residential areas, sensor technology was utilized in commercial areas. Regardless of the method, our findings show varying degrees of low rates in utilization and when data was collected for the same street, we found similar rates of occupancy.

# Maintaining the Status Quo

Thus far, we have provided the context for removing off-street parking requirements; the financial and developmental implications for removing the requirements; an overview of the existing parking supply and the study area; and, an analysis of current utilization rates of on-street parking using two different data collection techniques. However, a critical question remains unanswered: what happens if the current off-street parking requirements remain?

## Anticipated Parking Demand

In the introduction of this report, we discussed the Market Assessment that was developed in conjunction with The Plan. In it, the study found that based on future potential development, the following development was feasible within The Plan's boundary between 2020 and 2040:

- 1350 attached/single family units;
- 8700 multifamily units;
- 350,000 SF of retail;
- 750,000 SF of office; and
- 400 hotel rooms

With this as the baseline, we can use these inputs to estimate the total parking that would be required using the current off-street parking requirements in Appendix C of Title 20, the City's Zoning Ordinance.

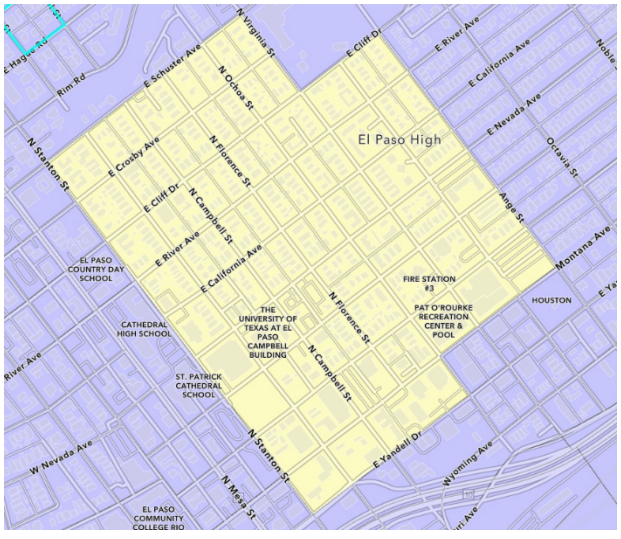
| Parking Requirements | | 2030 Spaces | 2040 Spaces | Total Spaces | Acreage of Parking |
|---|---|---|---|---|---|
| **Multifamily** | 1.5/unit | 5700 | 7350 | 13050 | 98.86 |
| **Single Family** | 2/unit | 1100 | 1600 | 2700 | 20.45 |
| **Retail** | 360/SF | 417 | 556 | 973 | 7.37 |
| **Office** | 576/SF | 608 | 695 | 1303 | 9.87 |
| **Hotel** | .9/room | 180 | 180 | 360 | 2.73 |
| | | | | | |
| **Total** | | 8005 | 10381 | 18386 | 139 |

*Potential parking required. This table summarizes the amount of off-street parking that would be required if the development potential identified in the Plan's market study are realized.*

In the above table, we can observe that ***absent the removal of off-street parking requirements, an additional 18,386 parking spaces would be required*** in addition to the existing supply of ~14,000 spaces. These ***additional off-street spaces would consume approximately 139 acres, the equivalent of 54 City blocks*** within the study area.

To put this in context, solely ***off-street parking would consume a geography roughly the size of an area bounded by: Stanton, Montana/Yandell, Ange, and Cliff/Schuster.***

For reasons outlined earlier in this report under the section entitled "The Case for Eliminating Parking Minimums", an area of this magnitude dedicated solely to off-street parking would be nothing short of catastrophic for improving the City's tax base, making housing more affordable, and helping make otherwise infeasible development possible.



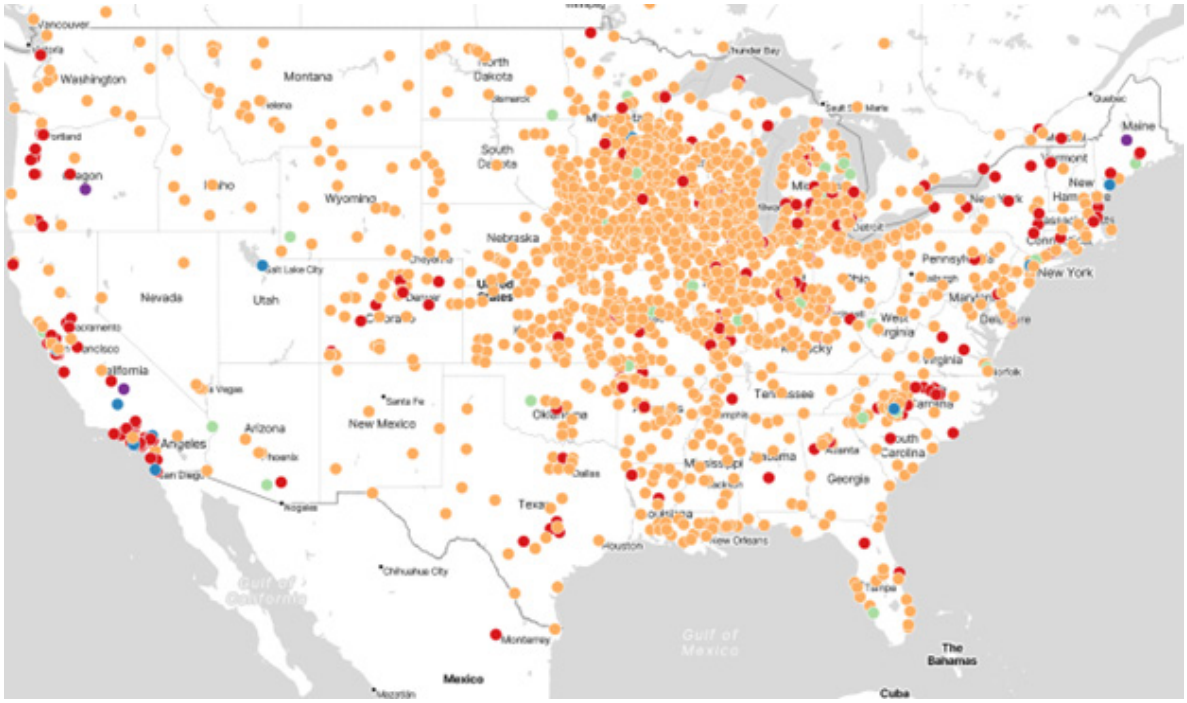

*Total Parking Area Required. This image depicts the total area (139 acres/54 city blocks) that would be required by our current regulations if the development identified in the market study were constructed.*

*22 The off-street parking requirements contained in Appendix C of Title 20 provide hyper-specific requirements based on the actual use of development. To estimate the required off-street parking for purposes of this analysis, the most common parking requirement for the respective category was used.*

# Policy Recommendations

As the documentation provided in this report makes clear, ***the overarching recommendation is that within The Plan's boundaries, off-street parking requirements should be eliminated.*** Overall parking supply demonstrates that there is a current oversupply of parking in both Downtown and the Surrounding Neighborhoods in the study area. In support of that conclusion, analysis of current rates of utilization demonstrate that ***on-street parking is utilized at a rate of 27% in residential areas and 44% in commercial areas***. Both geographies fall well below the optimal utilization rate of 85% if on-street parking supply and demand are effectively balanced.

The notion of removing off-street parking requirements may seem extreme, but is something that is becoming increasingly common in cities throughout the country. Within Texas, Austin recently removed off-street parking requirements Citywide, while the City of Dallas is currently in the process of abolishing theirs. As of this writing, more than 2,000 North American cities have removed some or all of their parking requirements.




*Cities who have reformed parking requirements. Removal of parking requirements is a common occurrence as demonstrated by the shear number off cities changing their requirements.*

## Where Will Residents Park?

Removing off-street parking requirements is the first of three essential policies[23] the City should undertake to fix its "parking problem". Doing some, but not all, of these policy recommendations can lead to unintended consequences which could lead to an actual parking supply shortage. In brief, the policy recommendations necessary to support the decision to remove off-street parking requirements are:

1. Charge the right price for on-street parking; and
2. Spend the money collected by charging for on-street parking to improve neighborhood services.

Such recommendations are not only best practice but were also key policy recommendations contained in the 2019 Comprehensive Downtown Parking Study that have yet to be implemented in their entirety.

*23 The three policies follow those contained in the Downtown Parking Study but are also recommended as best practice by Donald Shoup: https://transfersmagazine.org/2018/07/19/donald-shoups-three-parking-reforms/*

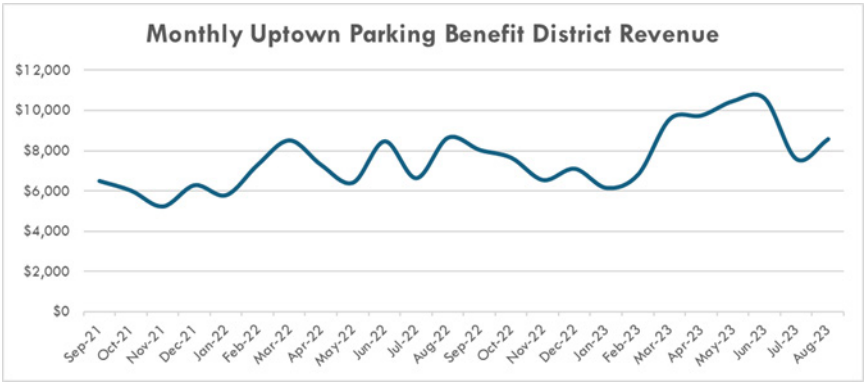
## Pricing the Curb

If off-street parking requirements are removed, an important next step to follow is to ensure that a meter district is created or extended before parking supply begins approaching the optimal occupancy rate of 85%. In addition to creating a meter district and installing parking meters, the price for parking must be set at an appropriate rate.

A key recommendation of the Downtown Parking Study, yet to be implemented, calls for the allowance of dynamic pricing as it relates to the rates charged at meters. Dynamic pricing[24] is a means of adjusting parking meter rates based on actual demand, with the goal of maintaining one or two open spaces per block at any given time. This contrasts with the current static rates charged at all meters which contributes to the perception that there is inadequate parking. Instead, by charging a variable price, we can maintain on-street parking vacancy even as demand increases due to development and redevelopment.

## Parking Benefit Districts

Once the price for on-street parking is correctly set to match demand, the revenue the curb generates is expected to increase. However, increased demand for on-street parking may not be viewed in a favorable manner by residents who previously utilized the curb space in front of their home for free. To make paid meter parking a more palatable arrangement for residents, a potential solution is to create a parking benefit district[25].




*Monthly Parking Benefit District revenue. The Uptown Parking Benefit District typically generates between $6-10,000 per month.*

Currently, the City has one functioning parking benefit district in the Uptown area where there are parking meters. Even with a limited geographic boundary, the current parking benefit district typically generates between $6,000-$10,000 monthly and produced more than $250,000 in revenue since its inception in 2018. The City's ordinance creating the benefit allows the money to be spent within the district for any type of improvement, including physical enhancements to the neighborhood to increased police enforcement[26].

## Discussion

Removing requirements for off-street parking is the first step of three policies necessary to ensure adequate parking supply and neighborhood support for the reform effort. Once off-street parking is no longer required, pricing must be set to match demand in order to maintain one to two open parking spaces per block. Additionally, when the curb is appropriately priced, the revenue it generates will increase. To maintain neighborhood support, a parking benefit district is a beneficial tool that allows for meter revenue to be spent in the neighborhood to fund improvements residents desire.

*24 See here for a brief summary of dynamic pricing and benefits: https://www.phila.gov/media/20211119112925/OTIS-dynamic-parking-pricing-one-pager.pdf*
*25 For more information about Parking Benefit Districts, read: https://parkingreform.org/playbook/pbd/*
*26 To read the ordinance refer to: https://library.municode.com/tx/el_paso/ordinances/code_of_ordinances?nodeId=881378*

# Conclusion

In this analysis, we have demonstrated that recently-adopted plans have called for the elimination of off-street parking requirements. A parking analysis conducted for downtown in 2019 and a subsequent analysis conducted in 2023 through 2024 in Uptown come to the same conclusion: there is significant oversupply in parking within the study area identified in the *Uptown, Downtown and Surrounding Neighborhoods Plan*.

Removing off-street parking requirements is the key to unlocking parcels in the study area for development and redevelopment to help realize the potential to build the approximately 10,000 housing units the plan identifies. More than that, off-street parking has been demonstrated to increase housing costs, significantly reduce our tax base, and renders many of the parcels in the study area in their current configuration undevelopable. Further, we have shown that maintaining the current parking requirements for the study area would result in approximately 54 City blocks being used for off-street parking if the recommendations of The Plan come to fruition.

Finally, the policy decision to abolish off-street parking is not an untested idea. Cities across the country, both big and small, are seeing the benefits of not requiring parking and are realizing the benefits provided to its residents. However, not requiring off-street parking will not ensure adequate supply on its own. Instead, it is recommended that once off-street parking is no longer required, the parking meter district is expanded to include affected areas, dynamic pricing be authorized, and finally parking benefit districts be extended to maintain the parking system, provide for parking enforcement, and offer a funding source for public improvements in the neighborhoods where districts are located.

AIA El Paso

Mayor Renard Johnson
City of El Paso
300 N Campbell St.
El Paso, TX 79901
mayor@elpasotexas.gov

June 12, 2025

Dear Mr. Mayor Johnson and City Council Members,

The American Institute of Architects

AIA El Paso Chapter
311 Montana Ave.
Suite A2-11
El Paso, TX 79902

http://www.aiaelpaso.org/

On behalf of the AIA El Paso Chapter, we are excited to be part of the continued dialogue regarding the upcoming zoning changes for El Paso's Uptown and the current ordinance proposal. Thoughtful discussions between local architects and city planners will lead toward better design, community spaces, and quality of life for our city and its residents.

In our profession we often face mandated ordinances that present significant design challenges that often do not produce the desired results of the original intent. The implementation of upcoming zoning changes, such as, reducing or removing barriers toward development, amedning the parking requirements, and adjusting Accessible Dwelling Unit (ADU) standards will ease the design process; and eliminate unnecessary financial burdens to our clients that do not always result in good design or best solutions that discourage the stakeholders. Our members are eager to engage with the City Plan Commission to better understand proposed plans and offer input that reflects the best interest of our community.

Overall, AIA El Paso supports the proposed changes and amendments to the existing zoning ordinance. As we recognize it is a necessity to modernize and encourage development in our city. We highly appreciate the consideration and efforts being enacted to this reform, and we proudly encourage continued support amongst our members.

Please feel free to contact us for any additional information.

Sincerely,

Lorena Holguin

Lorena Holguin, AIA
2025 El Paso Chapter President

in*situ
ARCHITECTURE

112 Texas Avenue
El Paso, TX 79901
T 915.533.7488
elopez@insituarc.com
www.insituarc.com

March 25, 2025
City Plan Commision
300 N Campbell St,
El Paso, TX 79901

Dear Members of the City Plan Commission,

We appreciate your thoughtful discussion regarding the off-street parking requirements for the Uptown area of El Paso and the current ordinance proposal.

As architects, we often encounter obstacles in bringing projects to completion, with parking ratios being a significant initial consideration. In urban settings, especially where redevelopment is encouraged, parking requirements imposed by existing zoning regulations can exceed actual project needs. This not only limits the potential use or redevelopment of sites but also imposes additional economic burdens on clients, sometimes leading to project cancellations.

Our office supports the proposed amendments to the existing zoning ordinance, recognizing the necessity to modernize outdated codes to facilitate infill redevelopment and investment in our city.

Thank you for considering the off-street parking reform. Please feel free to contact us for any additional information.

Thank you again,

Edgar Lopez, AIA
Principal

Willian C. Helm AIA
Principal

EPX Development Partners

Letter of Support – Parking Reform in El Paso
June 30, 2025
El Paso City Plan Commission
El Paso City Hall

Re: Strong Support for Off-Street Parking and Loading Code Amendments

Dear May and City Council,

On behalf of the undersigned stakeholders, we write in strong support of the proposed amendments to El Paso's off-street parking and loading regulations. These reforms represent a bold, necessary step toward a more affordable, accessible, and sustainable future for our city.

**Supporting the Elimination of Parking Minimums in El Paso**
El Paso's downtown and surrounding neighborhoods are at a pivotal moment. Eliminating parking minimums will build on recent momentum, allowing for:

- Greater flexibility in adaptive reuse of existing and historic structures,
- Lowered development costs that encourage housing production,
- Increased walkability and more vibrant, transit-oriented neighborhoods,
- Stronger alignment with public transit and micromobility systems.

We urge the Commission to approve full removal of parking minimums in the greater downtown area, including the older neighborhoods adjacent to it.

**Additional Recommendations to Maximize Impact and Equity**
To further refine the proposed reforms, we encourage the Commission to adopt the following amendments:

- Multifamily Parking Near Single-Family Zones: Apply parking minimums only within 100 feet of R-districts, excluding properties near transit and those under 10,000 square feet. Allow shared parking and fully exempt MIHDB properties.
- Non-Residential Valet Exception: Eliminate parking minimums for commercial uses that maintain a valet permit during business hours, even near R-districts.
- Schools and Churches: Remove parking minimums for these institutions up to a reasonable size (e.g., 10,000 sq ft), and limit school requirements to elementary and middle schools only.
- Expand Transit-Oriented Parking Exemptions: Extend parking minimum elimination to areas within ½ mile of high-frequency bus routes to support ongoing transit investment.
- Reduce Multifamily Requirements: If not fully eliminated, cap requirements at 0.5 space per bedroom, not exceeding 1 space per dwelling/unit.
- Historic Exemptions: Exempt buildings constructed before 1967 from all off-street parking requirements, recognizing the legacy of older development patterns.

**Why This Matters for El Paso**
Current parking mandates impose enormous financial and spatial costs:

- A single parking space can cost $30,000 to build and add $200/month to rent.
- Between 2010 and 2023, El Paso's residential parking mandates likely cost billions and consumed hundreds of acres of potential housing land.
- 67% of renters in El Paso own one or zero vehicles but are still required to rent excess parking they don't use.
- National data shows parking reform alone can boost homebuilding by 40–70%.

El Paso could lead in aligning land use with affordability, sustainability, and mobility goals—just as cities like Austin have successfully done. These changes will help reverse rising housing costs, attract equitable investment, and make El Paso a model for forward-thinking urban policy. Finally, some additional points to consider about other national best practices include

- Arbitrary and outdated parking codes are an administrative burden: El Paso, like many cities, maintains a long list of outdated and inconsistent parking requirements that add inefficiencies to the permitting and development process.
- Parking mandates drive up the cost of housing: Structured parking can exceed $40,000 per space. These costs are passed on directly to homeowners and renters, reducing housing affordability.
- Removing mandates won't eliminate parking: Developers will still provide parking based on market demand, especially for commercial and residential uses. ADA, truck, and loading zone requirements remain intact.
- National examples prove success: Cities such as Seattle and Buffalo saw 60–70% of new housing developments take advantage of parking flexibility, saving millions and still meeting parking needs. Rents dropped by over $200/month in some cases. Parking construction dropped 20–40% but remained adequate.
- Removing minimums supports sustainability and flexibility: With better land use, cities can invest more in walkability, biking, and transit—critical to achieving broader environmental and climate goals.

As El Paso charts its future, it can draw on this growing national momentum to support a more dynamic, inclusive, and economically resilient cityscape.

We thank you for your consideration and urge you to adopt these vital reforms.

Sincerely,



Ronald C. Malooly, Jr.
President
EPX Construction Partners

RIO GRANDE
neighborhood
association

**Rio Grande Neighborhood Association**

**Board of Advisors**

Brandon Carrillo

Danny Villanueva

Elena Lightbourn

Luis Ponce

Veronica A. Carrillo

**Email**
info@RioGrandeNA.com

**Website**
www.RioGrandeNA.com

**Subject: Community Support for Parking Reform in El Paso**

May 15, 2025

Dear Mayor Johnson and City Council Members,

As representatives of the **Rio Grande Neighborhood Association (RGNA)**, we are committed to ensuring that our neighborhood remains vibrant, livable, and inclusive for all residents. As the City of El Paso considers updates to its parking requirements, we welcome thoughtful reform that supports our housing needs, community-focused economic growth, and community well-being, and ask you to support proposed ordinance changes to remove parking minimums.

Parking minimums—long a part of our city's development code—are being re-evaluated in cities nationwide as communities rethink how land is used, how affordability is impacted, and how people commute. As the City Council considers changes, we see an opportunity to balance the need for parking with the need for flexibility, allowing businesses and housing developments to provide the parking they truly need without unnecessary cost burdens or space constraints. We support removing parking minimums and ask the City Council to vote in favor of removing parking minimums as stated in the proposed ordinance.

MIMCO
Commercial Real Estate Management & Investments

June 23, 2025

Mayor Renard U. Johnson and
Members of City Council
El Paso City Hall
300 N. Campbell
El Paso, Texas 79901

**Re: Support for Expansion of Chapter 20.14.070 – Parking Reductions Ordinance**

Dear Mayor Renard U. Johnson and Members of City Council:

On behalf of MIMCO, LLC ("MIMCO"), I write to express our strong support for expanding the scope of Chapter 20.14.070 – Parking Reductions, and in particular, for amending Section 20.14.070(B)(1) to include additional areas within the City of El Paso.

Founded in 1972 to provide real estate investment opportunities in El Paso, MIMCO brings over 50 years of experience in the commercial real estate industry. Today, MIMCO's managed portfolio includes more than 350 properties across Texas, New Mexico, and Arizona, comprising over 8.5 million square feet. Our retail properties range in size from 1,200 to 276,000 square feet, and our office and warehouse projects reach up to 196,000 square feet.

MIMCO currently manages approximately 1,900 active leases, many of which involve tenants with multiple locations. We have overseen construction projects ranging from small, single-user spaces to complex, multi-million-dollar, multi-tenant developments, including both ground-up construction and complete renovations of existing properties. Importantly, MIMCO only manages properties in which its ownership holds a direct financial interest, which ensures that our developments are built and maintained to the highest standards and that tenant needs remain a top priority. This ownership-driven approach has been integral to our long-standing success and strong tenant relationships.

As a regional developer with deep expertise in commercial real estate, we understand that adequate parking is essential to the success of our retail tenants. While we are committed to providing practical and accessible parking solutions, we have encountered several instances where the City's current parking ordinance has been overly restrictive, limiting our ability to lease to otherwise qualified businesses—particularly in areas undergoing revitalization and increased commercial demand.

We respectfully recommend that the ordinance be revised to allow for greater flexibility, especially in high-demand districts such as Kern Place and Five Points, where robust infrastructure and alternative transportation options justify a reduction in conventional parking requirements.

By way of example, we are actively seeking to bring a restaurant tenant to 2700 N. Stanton, El Paso, Texas 79902, a location that is well-positioned to support new commercial activity. Despite the availability of ample parking at the UTEP Parking Garage, and the site's strong connectivity via the Brio system, El Paso Streetcar, and bike-friendly infrastructure, we are unable to move forward due to the constraints of current parking requirements under Chapter 20.

We believe expanding the applicability of the Parking Reductions ordinance will encourage responsible infill development, foster small business growth, and align with the City's goals of promoting urban vitality and multimodal accessibility. Furthermore, it reflects a modern approach to planning that takes into account evolving transportation trends, including ridesharing, micromobility, and a reduced reliance on personal vehicles in dense urban environments.

We respectfully urge the City Council to adopt the proposed amendments and modernize the ordinance to better serve the City's economic development and community planning goals.

Thank you for your time and thoughtful consideration.

Sincerely,

Scott Walker
President
MIMCO LLC

SW/nr

Dear City of El Paso,

I'm writing in support of the proposed amendments to Title 20 (Zoning), Chapter 14 (Off-Street Parking, Loading and Storage Standards), specifically the elimination of off-street parking minimums within the Downtown, Uptown, and Surrounding Neighborhoods Master Plan areas. As a local business owner deeply invested in our city's future, I've directly experienced the potential negative impacts parking minimums can impose on small businesses and urban development.

In my role owning and managing several local venues and hosting large-scale community events, I've found that rigid parking mandates can hinder innovation, limit opportunities for entrepreneurs, and unnecessarily make investment more difficult. By removing these mandates, El Paso would encourage more efficient land use, support adaptive reuse of historic buildings, and significantly lower barriers for entry—especially for local restaurants, entertainment venues, and retail establishments that enhance our city's vibrant character.

Other cities such as Austin, Tucson, and Albuquerque have demonstrated significant economic and quality-of-life improvements following similar policy shifts. They've seen increased foot traffic, expanded small business opportunities, and healthier, more sustainable urban spaces. Concerns about congestion and parking shortages, while valid, have been effectively managed in these communities through strategic planning, improved public transit, and proactive parking management strategies.

The proposed amendments in El Paso's ordinance (Section 20.14.050.D and Section 20.14.070.B), particularly eliminating off-street parking minimums within the Downtown, Uptown, and surrounding neighborhoods, align with forward-thinking urban planning best practices. It positions El Paso as a progressive leader, ready to embrace sustainable growth and increased economic vitality.

I urge you to support these amendments, recognizing them as crucial steps toward a vibrant, livable, and economically resilient El Paso.

Sincerely,

Johnny Escakante

Owner & Operator, J&K Present

Commercial Screen Printing & Embroidery

July 10, 2025
Mayor Renard U. Johnson and
Members of City Council
El Paso City Hall
300 N. Campbell
El Paso, TX 79901

**Re: Support for Expansion of Chapter 20.14.070 – Parking Reductions Ordinance**

Dear Mayor Johnson and Honorable Members of City Council,

My name is Crystal Bocanegra, and I am the Co-Owner and Vice President of Operations at Commercial Screenprinting Inc., a locally owned business that has proudly served El Paso for nearly four decades. I write to express my strong support for the expansion of Chapter 20.14.070 – Parking Reductions, and in particular, the proposed amendments that would give Downtown El Paso and other key areas greater flexibility to meet modern urban development needs.

After my mother founded CSI over 38 years ago, our family business has become deeply woven into the fabric of this community. I recently took the leap to purchase the building we've operated out of for the past 15 years—right in the heart of Downtown El Paso at 900 Magoffin Ave. That decision was rooted in my belief in the long-term promise of our downtown as a hub for economic development, lifestyle, and culture. I see a future where local businesses thrive, where walkability and vibrant public spaces define our city experience, and where our planning policies help—not hinder—that progress.

El Paso has incredible potential, and the Parking Reductions Ordinance is a smart, necessary step toward unlocking it. The current minimum parking requirements are often overly restrictive, making it harder to activate underused properties, revitalize older buildings, and support small business growth. In Downtown El Paso especially, where space is limited and demand is rising for walkable, mixed-use environments, we need policies that are adaptable and forward-looking.

Together with my husband, we are committed to doubling down on Downtown El Paso—seeking out additional commercial land and property to invest in and build businesses that bring entertainment, retail, and lifestyle experiences to our city core. We're not doing this for short-term gain—we're in it for the long run. This city has shaped our family, and we're ready to be part of shaping its future.

I urge City Council to support the proposed changes to Chapter 20.14.070 and help move El Paso closer to its full potential—where thoughtful development, quality of life, and economic opportunity go hand in hand.

Sincerely,



Crystal Bocanegra
Co-Owner & Vice President of Operations
Commercial Screenprinting Inc.

July 10, 2025
Mayor Renard U. Johnson and
Members of City Council
El Paso City Hall
300 N. Campbell
El Paso, TX 79901

**Re: Support for Expansion of Chapter 20.14.070 – Parking Reductions Ordinance**

Dear Mayor Johnson and Honorable Members of City Council,

As a former Chief Technology Officer for the City of New York, a former municipal executive with the City and County of San Francisco, and the former Vice President of Global City Partnerships at Mastercard, I've had the privilege of working with municipal leaders around the world on forward-thinking approaches to urban mobility, economic development, and smart city strategy. As the Founder of The Urban Futurist Inc., I write to express my full support for the proposed expansion of Chapter 20.14.070 – Parking Reductions, including amendments that would broaden its applicability across the City of El Paso.

After spending 13 years working in cities across the U.S. and abroad, returning to El Paso nearly two years ago has been an exciting experience. It's been inspiring to witness the momentum and positive changes in the city. I now maintain an office in Downtown El Paso, and like many others, I'm eager to see our public spaces activated and more accessible—not just for cars, but for people. To stay competitive and responsive to the future needs of our residents, El Paso must continue evolving its planning policies.

Cities across the globe are recognizing the urgent need to modernize outdated planning and land use policies to meet the demands of a more equitable, sustainable, and economically vibrant future. Inflexible parking minimums—once seen as necessary—have become a barrier to progress. They often result in inefficient land use, increased development costs, and diminished opportunity for both small businesses and affordable housing. These impacts are especially burdensome in underinvested neighborhoods and on local entrepreneurs, who are vital to the health of any city's economy.

By reforming our approach to parking requirements, El Paso has an opportunity to signal its readiness to embrace innovation, attract investment, and foster a built environment that prioritizes people over cars. Expanding the Parking Reductions Ordinance would allow for thoughtful, context-sensitive planning that supports multimodal transportation, improved walkability, and a stronger local economy—all while reducing unnecessary burdens on development.

I commend the City Council for considering this reform and urge you to adopt the proposed changes. Doing so will position El Paso to not only meet the needs of today's residents and businesses, but to build a more inclusive, resilient, and dynamic city for future generations. Let's ensure policy serves people—supporting equitable growth, economic opportunity, and an enhanced quality of life.

Thank you for your service to the people of El Paso and for your leadership in guiding the city toward a more sustainable and people-centered future.

Sincerely,



Alby Bocanegra
Founder, The Urban Futurist Inc.
Former Chief Technology Officer, City of New York
Former Executive, City & County of San Francisco
Former Vice President, Global City Partnerships, Mastercard

**File #:** 25-855, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 8**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance granting Special Permit No. PZST24-00012, to allow for a professional office use and 100% parking reduction on the property described as being the East 30 feet of the West 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, 509 Rio Grande Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 509 Rio Grande Avenue
Applicant: Anthony and Jessica Mendez, PZST24-00012

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/19/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Andrew Salloum **PHONE NUMBER:** (915) 212-1603

**DISTRICT(S) AFFECTED:** 8

**STRATEGIC GOAL:**

#3 Promote the Visual Image of El Paso

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An Ordinance granting Special Permit No. PZST24-00012, to allow for a professional office use and 100% parking reduction on the property described as being the East 30 feet of the West 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, 509 Rio Grande Avenue, City of El Paso, El Paso County, Texas, pursuant to Section 20.04.260 of the El Paso City Code. The penalty being as provided for in Chapter 20.24 of the El Paso City Code.

The proposed special permit 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: 509 Rio Grande Avenue
Applicant: Anthony and Jessica Mendez, PZST24-00012

**BACKGROUND / DISCUSSION:**

The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit and 100% parking reduction. City Plan Commission recommended 7-0 to approve the proposed special permit on May 22, 2025. As of July 7, 2025, the Planning Division has not received any communication in support or opposition to the special permit request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etiwe

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. PZST24-00012, TO ALLOW FOR A PROFESSIONAL OFFICE USE AND 100% PARKING REDUCTION ON THE PROPERTY DESCRIBED AS BEING THE EAST 30 FEET OF THE WEST 60 FEET OF LOTS 1, 2, AND 3, BLOCK 273, CAMPBELL ADDITION, 509 RIO GRANDE AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.260 OF THE EL PASO CITY CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS,** the Anthony Mendez and Jessica Mendez has applied for a Special Permit under Section 20.04.260 of the El Paso City Code to allow for a Professional office and 100% parking reduction**;** and,

**WHEREAS,** a report was made by the City Plan Commission and a public hearing was held regarding such application; and,

**WHEREAS,** the City Plan Commission has recommended approval of the subject Special Permit; and

**WHEREAS,** the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval; and

**WHEREAS,** the City Council of the City of El Paso finds that the application conforms to all requirements of Section 20.04.320 of the El Paso City Code.

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

1. That the property described as follows, is in a A-2 (Apartment) District:
*Being the East 30 feet of the West 60 feet of Lots 1, 2, and 3, Block 273, Campbell Addition, 509 Rio Grande Avenue, City of El Paso, El Paso County, Texas* and as more particularly described by metes and bounds on the attached **Exhibit "A"**; and,

2. That the City Council hereby grants a Special Permit under Section 20.04.320 of the El Paso City Code to allow for a professional office use and 100% parking reduction on the property described in Paragraph 1 of this Ordinance; and,

3. That this Special Permit is issued subject to the development standards in the A-2 (Apartment) District regulations and is subject to the approved Detailed Site Development Plan signed by the Applicant, the City Manager and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as **Exhibit "B "** and is incorporated herein by reference for all purposes; and,

4. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, Special Permit No. PZST24-00012, shall be subject to termination; construction

or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.24 and any other legal or equitable remedy; and,

5. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary to the City Plan Commission before building permits are issued.

**ADOPTED** this ___ day of _____, 2025.

**THE CITY OF EL PASO**

**ATTEST:**

**Renard U. Johnson**
Mayor

**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

**Russell T. Abeln**
Assistant Attorney

**APPROVED AS TO CONTENT:**

**Philip F. Etiwe,** Director
Planning & Inspections Department

## AGREEMENT

**Anthony Mendez and Jessica Mendez,** the Applicants referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **A-2 (Apartment) District** regulations, and subject to all other requirements set forth in this Ordinance.

**EXECUTED** this 9TH day of JUNE, 2025.

Anthony Mendez

(Signature)

ANTHONY MENDEZ / OWNER

(Name/Title)

Jessica Mendez

(Signature)

Jessica Mendez / Owner

(Name/Title)

## ACKNOWLEDGMENT

**THE STATE OF TEXAS )**
**)**
**COUNTY OF EL PASO )**

This instrument is acknowledged before me on this 9th day of JUNE, 2025, by YVONNE BARRAZA BELTRAN for Anthony Mendez and Jessica Mendez as Applicants.

(Seal)

NOTARY PUBLIC STATE OF TEXAS
YVONNE BARRAZA BELTRAN
My Notary ID # 124439401
Expires May 16, 2027

Notary Public, State of Texas

Signature

YVONNE BARRAZA BELTRAN

Printed or Typed Name

My Commission Expires:

5.16.2027

EXHIBIT "A"

509 East Rio Grande Drive
METES AND BOUNDS

Metes and bounds description of a parcel of land being the East 30 feet of the West 60 feet of Lots 1,2 and 3, Block 273, Campbell Addition, City of El Paso, El Paso County, Texas, recorded in volume 2, page 68, El Paso County records and better described by metes and bounds as follows:

Commencing at the center line intersection of Florence St (70 feet ROW) and East Rio Grande Avenue (70 feet ROW); Thence along the center line of East Rio Grande Avenue South 90 degrees 00 minutes 00 seconds West a distance of 95.00 feet to a point; Thence leaving said center line Due North a distance of 35.00 feet to a point on the north ROW line of East Rio Grande Avenue, said point also being the point of beginning of these metes and bounds;

Thence along said North ROW line of East Rio Grande Ave. Due West a distance of 30.00 feet to a point;

Thence Due North a distance of 78.00 feet to a point on the boundary line between Lots 3 and 4, Block 273, Campbell Addition, City Of El Paso, El Paso County, Texas;

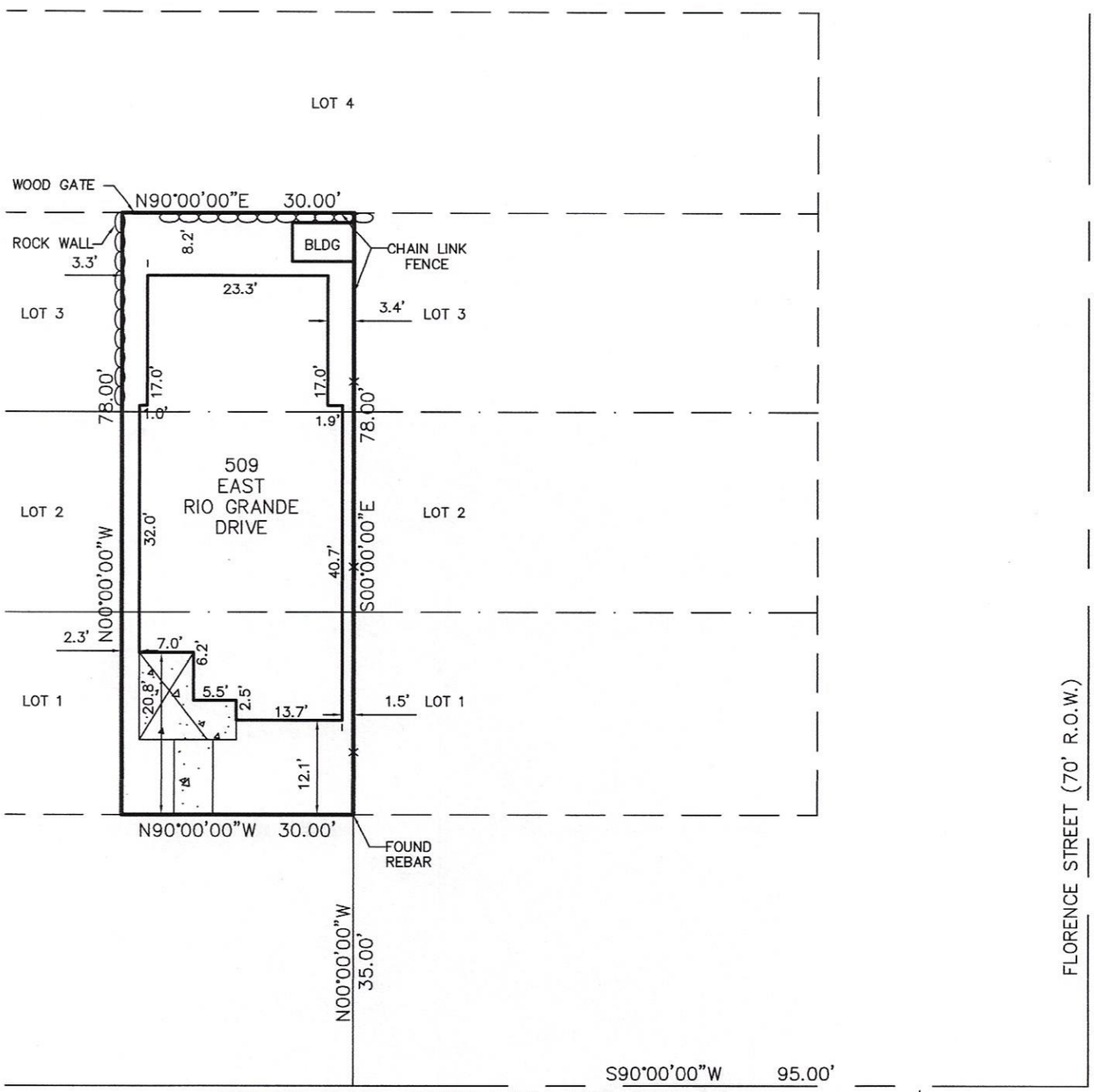
Thence along said boundary line between Lots 3 and 4, Due East, a distance of 30.00 feet to a point;

Thence Due South a distance of 78.00 feet to the point of beginning of this description. Said parcel of land contains 2,340 square feet or 0.0537 acres of land more or less.

Enrique A. Rey
RPLS TX 3505




El Paso, Texas - Friday, July 19, 2024




SCALE 1"=20'

*PLAT OF SURVEY BEING*
*THE EAST 30 FEET OF THE WEST*
*60 FEET OF LOTS 1, 2 AND 3,*
*BLOCK 273, CAMPBELL ADDITION,*
*CITY OF EL PASO, EL PASO COUNTY, TEXAS*
*RECORDED IN VOLUME 2, PAGE 68*
*EL PASO COUNTY RECORDS*

*I HEREBY CERTIFY THAT THE FORECOING 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.*

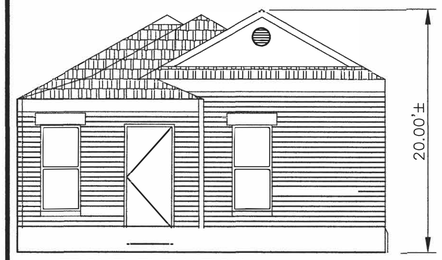
STATE OF TEXAS
REGISTERED
ENRIQUE A. REY
3505
PROFESSIONAL
LAND SURVEYOR

*ENRIQUE A. REY*
*REGISTERED PROFESSIONAL LAND SURVEYOR*
*TEXAS NO. 3505*

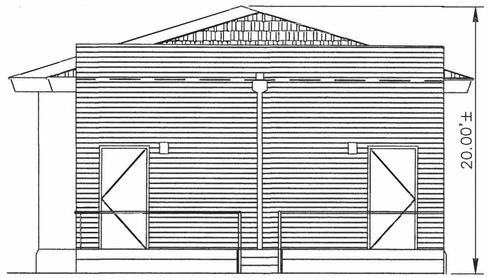
*NOTE:*
*THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.480214 0039B, DATED, OCTOBER 15, 1982 EL PASO COUNTY, TEXAS*

| | |
|---|---|
| *A.S.* | *MAY 08, 2024* |
| *JOB NO. 24-7500* | *JESSICA MENDEZ* |

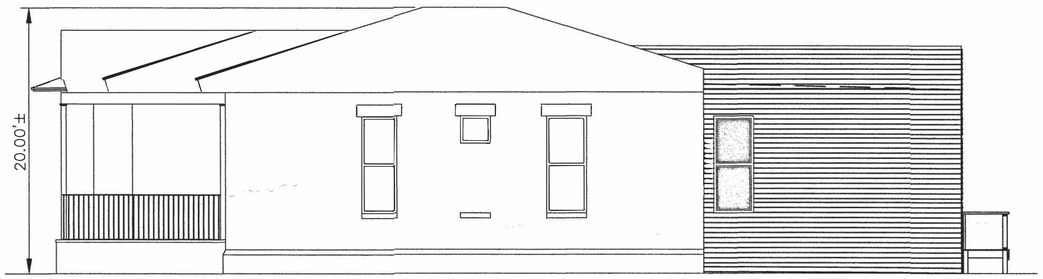

*REY ENGINEERING INC.*
*CONSULTING ENGINEERING-SURVEYING-LAND PLANNING*
*9434 VISCOUNT DR. SUITE 148 EL PASO TEXAS, 79925*
*PH. (915)309-1889 FAX (915) 633-8060*
*TEXAS FIRM REGISTRATION F-3368*



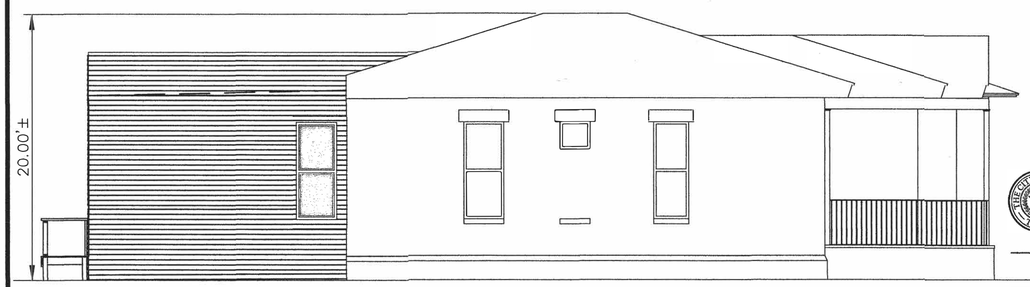

FRONT ELEVATION SCALE: N.T.S.




REAR ELEVATION SCALE: N.T.S.

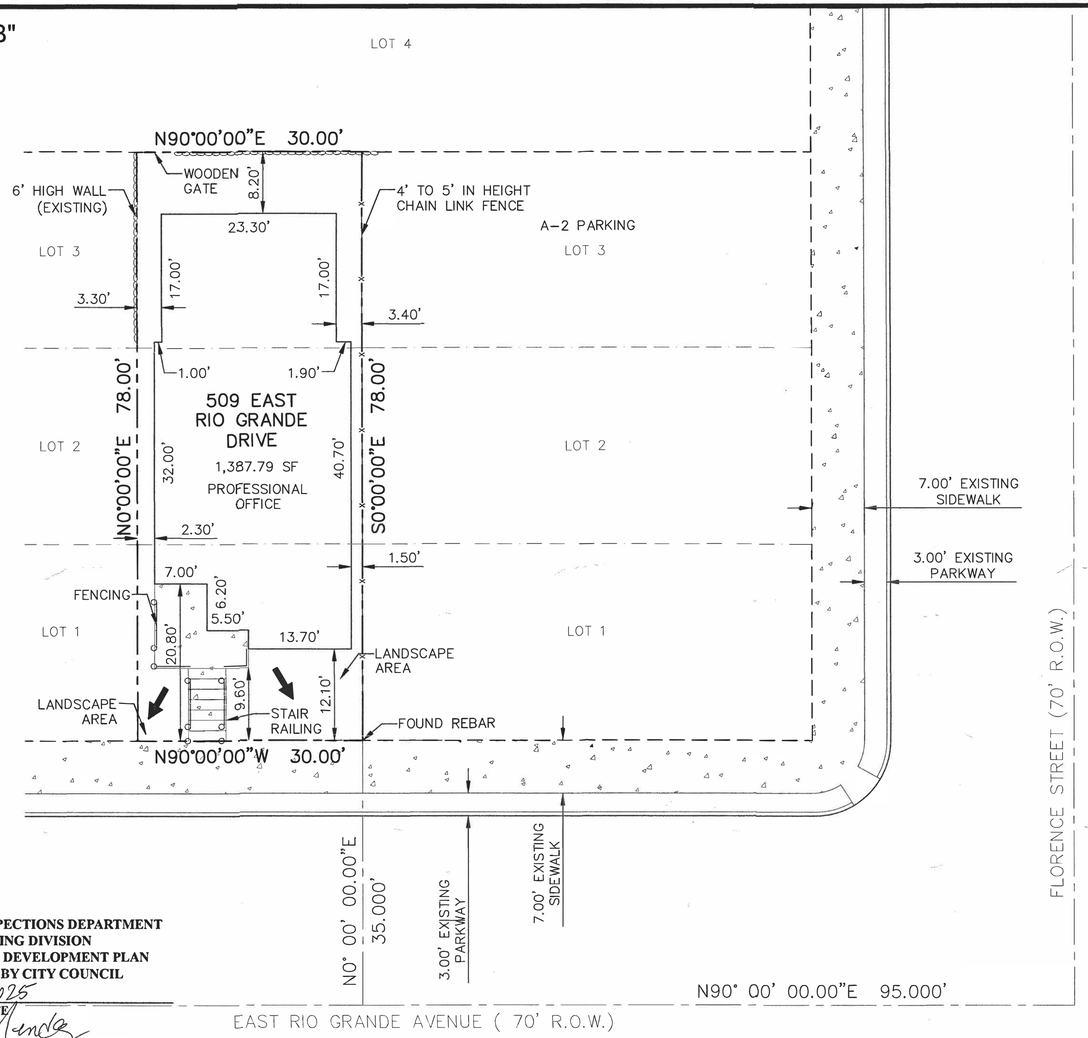



RIGHT ELEVATION SCALE: N.T.S.




LEFT ELEVATION SCALE: N.T.S.

## EXHIBIT "B"




PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
DETAILED SITE DEVELOPMENT PLAN
APPROVED BY CITY COUNCIL

6/16/2025
DATE

APPLICANT

for
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

### PROFESSIONAL OFFICE PARKING CALCULATIONS

BUILDING AREA: 1,387.79 SF.
PARKING REQUIRED (MIN): 1/576 GPA = 3
PARKING REQUIRED (MAX): 1/400 GPA = 4
BIKE PARKING: 3
ON-STREET PARKING

### A-2 ZONING DISTRICT

| | REQUIRED | PROVIDED |
|---|---|---|
| FRONT SETBACK | 20' | 9.60' |
| REAR SETBACK* | 25' | 8.20' |
| SIDE SETBACK* | 5' | 2'-4' & 1'-4' |
| LOT AREA | 4,500SF | 2,340SF |
| LOT WIDTH | 45-FEET | 30-FEET |
| LOT DEPTH | 90-FEET | 78-FEET |

GRAPHIC SCALE

20 0 10 20 40

( IN FEET )

1 inch = 20 ft.

*ON JUNE 8, 2020, ZONING ADJUSTMENT OF BOARD APPROVED THE SPECIAL EXCEPTION REQUEST FOR THE FRONT, REAR AND SIDE SETBACK ENCROACHMENT.

SCALE: 1" = 20'

# 509 EAST RIO GRANDE AVE.

BEING THE EAST 30 FEET OF THE WEST 60-FEET OF LOTS 1, 2 AND 3, BLOCK 273, CAMPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS

## DETAILED SITE DEVELOPMENT PLAN

509 EAST RIO GRANDE DRIVEWAY

BEING THE EAST 30 FEET OF THE WEST 60-FEET OF LOTS 1, 2 AND 3, BLOCK 273, CAPBELL ADDITION, CITY OF EL PASO, EL PASO COUNTY, TEXAS

ENGINEER'S SEAL
STATE OF TEXAS
JORGE L. AZCARATE
85075
LICENSED
PROFESSIONAL ENGINEER
5/06/25

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4564

Contour Interval: N/A DATE: 5/06/2025 JOB No. 3076-001
DESIGN BY: J.L. DRAWN BY: M.R. CHKD. BY: F.Z. APPVD. BY: J.L.A.
SCALE: Horizontal: 1"=20' Vertical: N/A SHEET 1 OF 1

# 509 Rio Grande

*City Plan Commission — May 22, 2025* ***(REVISED)***

| | |
|---|---|
| **CASE NUMBER:** | **PZST24-00012** |
| **CASE MANAGER:** | Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov |
| **PROPERTY OWNER:** | Anthony Mendez and Jessica Mendez |
| **REPRESENTATIVE:** | CEA Group |
| **LOCATION:** | 509 Rio Grande Ave. (District 8) |
| **PROPERTY AREA:** | 0.05 acres |
| **REQUEST:** | Special Permit and Detailed Site Development Plan approval to allow for the use of professional office in the A-2 (Apartment) zone district and 100% parking reduction |
| **RELATED APPLICATIONS:** | None |
| **PUBLIC INPUT:** | None received as of May 15, 2025 |

**SUMMARY OF REQUEST:** The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 Special Permit and 100% parking reduction.

**SUMMARY OF STAFF RECOMMENDATION:** Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in A-2 (Apartment) zone district and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan. Furthermore, the proposed development is in accordance with both the G-2 Traditional Neighborhood (Walkable) Future Land Use Designation and *Plan El Paso*, the City's adopted Comprehensive Plan.

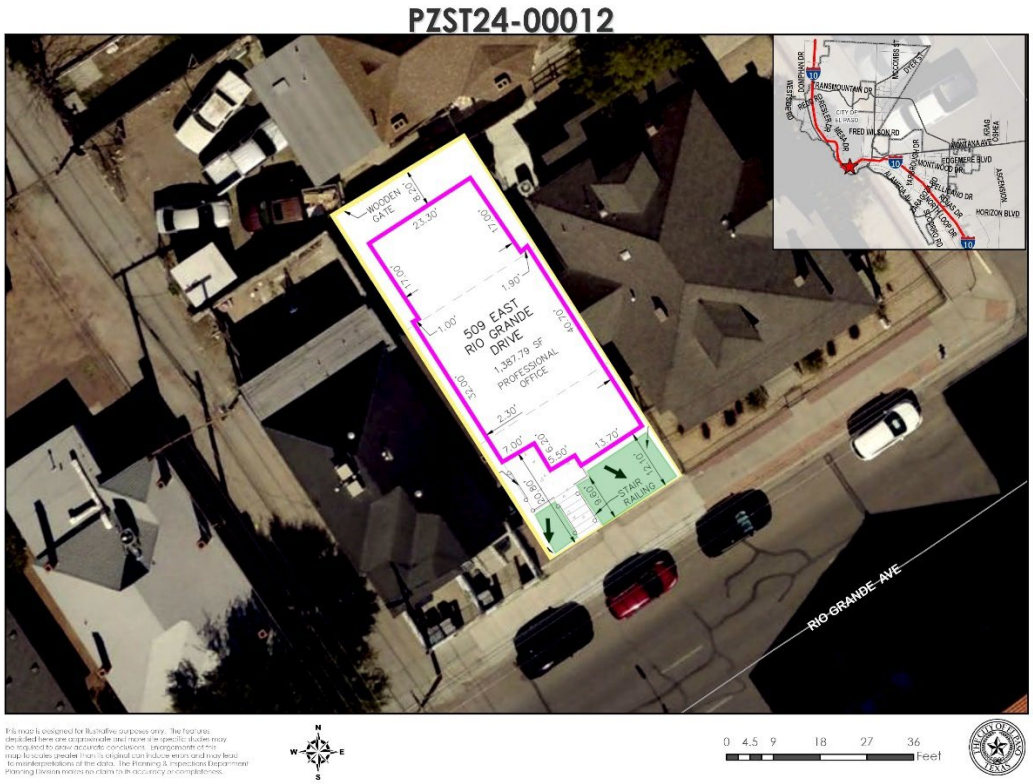



*Figure A. Detailed Site Development Plan Superimposed on Aerial Imagery.*

**DESCRIPTION OF REQUEST:** The applicant is requesting a special permit to allow for the use of a professional office in the A-2 (Apartment) zone district in accordance with the El Paso City Code Section 20.04.320 – Special Permit. The detailed site development plan shows an existing non-conforming professional office building of approximately 1,387 square feet. The development requires a minimum of three (3) vehicular parking spaces and three (3) bicycle spaces. Three (3) bicycle spaces are provided. The applicant is also requesting a 100% parking reduction consisting of three parking spaces. A parking study was submitted as required (see Attachment 4), which shows one hundred twenty-five (125) on-street parking spaces within 300 ft. of the subject property. The average available is seventy-three (73) spaces. Access to the subject property is provided from Rio Grande Avenue.

**CASE HISTORY:** On June 8, 2020, Zoning Board of Adjustment approved of the special exception request of the front, rear, and side setback encroachments for the existing structure on the subject property. Additionally, the property is registered as legal non-conforming for the average lot width, lot depth, and lot area requirements.

| **COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (El Paso City Code 20.04.320.D)** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| 1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located. | Yes. The detailed site development plan demonstrates compliance with all applicable standards per the El Paso City Code. |
| 2. Furthers *Plan El Paso* and applicable neighborhood plans or policies. | Yes. The request complies with the recommendations of *Plan El Paso* and the G-2, Traditional Neighborhood (Walkable) Land Use designation. The proposed development will integrate with residential, apartment, and office development along Rio Grande Avenue and surrounding development. |
| 3. Adequately served by and will not impose an undue burden upon public improvements. | Yes. The subject property fronts Rio Grande Avenue a minor arterial, as classified on the City of El Paso's Major Thoroughfare Plan (MTP), and is appropriate for a professional office use. Adequately served by and will not impose an undue burden upon public improvements. |
| 4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development. | No impact is anticipated from the approval of the proposed special permit and detailed site development plan. The proposed development will adhere to zoning requirements and will not impose a risk to neighboring properties. |
| 5. The design of the proposed development mitigates substantial environmental problems. | Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance. |
| 6. The proposed development provides adequate landscaping and/or screening where needed. | Yes. The proposed development does not require landscaping per Section 18.46 of the El Paso City Code due to the existing structure built. |
| 7. The proposed development is compatible with adjacent structures and uses. | Yes. The proposed development is compatible with other residential uses and structures. The principal building will maintain its façade and be converted for the use of professional office. |
| 8. The proposed development is not materially detrimental to the property adjacent to the site. | Yes. The proposed redevelopment in similar in intensity and scale to surrounding development. |

| **COMPLIANCE WITH SPECIAL PERMIT REQUIREMENTS (20.14.070) – EXISTING DEVELOPMENT: Up to 100% parking reduction for a use involving an existing structure located within an older neighborhood of the City that is proposed through the rehabilitation, alteration or expansion of the existing structure(s). The applicant shall satisfactorily demonstrate compliance with all of the following conditions:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| 1. That the structure(s) is located in an older neighborhood of the City that has been legally subdivided and developed for at least thirty years. | Yes. The subject property lies within the Campbell Addition, platted in 1894. |
| 2. That the structure(s) does not extend into an area within the property which was previously used to accommodate off-street parking. | Yes. The building has existed on the property with its current footprint since 1915, but an addition was built in 2021. The development does not have any off-street parking. |
| 3. That the off-street parking required for the proposed use of the structure(s) cannot be reasonably accommodated on the property due to the building coverage, whether due to the existing structure or due to a proposed expansion of the existing structure. | Yes. The subject property is entirely occupied by an existing structure. It is not feasible to accommodate the parking needed to serve the use on-site. |
| 4. That no vacant areas exist within three hundred feet of the property where the proposed use is to be located that can be reasonably developed to accommodate the off-street parking requirements. | Yes. The property owner does not own any parcels within 300 feet that can accommodate the necessary off-street parking. |

| **COMPLIANCE WITH *PLAN EL PASO* GOALS & POLICIES – When evaluating whether a proposed special permit is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-2, Traditional Neighborhood (Walkable):** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan. | Yes. The proposed redevelopment is consistent with the Future Land Use designation and is compatible with surrounding development. |

| | |
|---|---|
| **Compatibility with Surroundings:** The proposed use is compatible with those surrounding the site:<br>**A-2 (Apartment) District:** The purpose of these districts 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 neighborhoods to other residential areas, and certain nonresidential uses and support facilities. | Yes. A professional office is consistent with single-family, multi-family dwellings, church, professional office uses in the neighborhood. The professional office is permitted via a special permit in the A-2 (Apartment) zone district. |
| **THE PROPOSED PROJECT'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 area plans, including land-use maps in those plans. | The subject property is located within the Rio Grande Avenue National Historic district, but not locally designated and not subject to local review. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | The proposed facility is not anticipated to pose any adverse effects on the community. |
| **Natural Environment:** Anticipated effects on the natural environment. | The subject property does not involve greenfield/environmentally sensitive land or arroyo disturbance. |
| **Stability:** Whether the area is stable or in transition. | The area is stable, with no rezoning in the area within the last 10 years. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | Existing zoning will not be changed. Due to the location of the proposed redevelopment and the use of professional office, a special permit is required per City Code. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property has access from Rio Grande Avenue, designated as a minor arterial under the City of El Paso's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed redevelopment. Existing infrastructure and services are adequate to serve the proposed redevelopment. There are at least nine (9) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.03 miles away along Rio Grande Avenue.

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

**PUBLIC COMMENT:** The subject property lies within the boundaries of Sunrise Civic Group, El Paso Central Business Association, Central El Paso Community Organization, Houston Park Neighborhood Association which were notified of the special permit application. Notices were sent to property owners within 300 feet of the subject property on May 8, 2025. As of May 15, 2025, the Planning Division has not received any communication in support or opposition to the special permit and detailed site development plan request.

**CITY PLAN COMMISSION OPTIONS:**

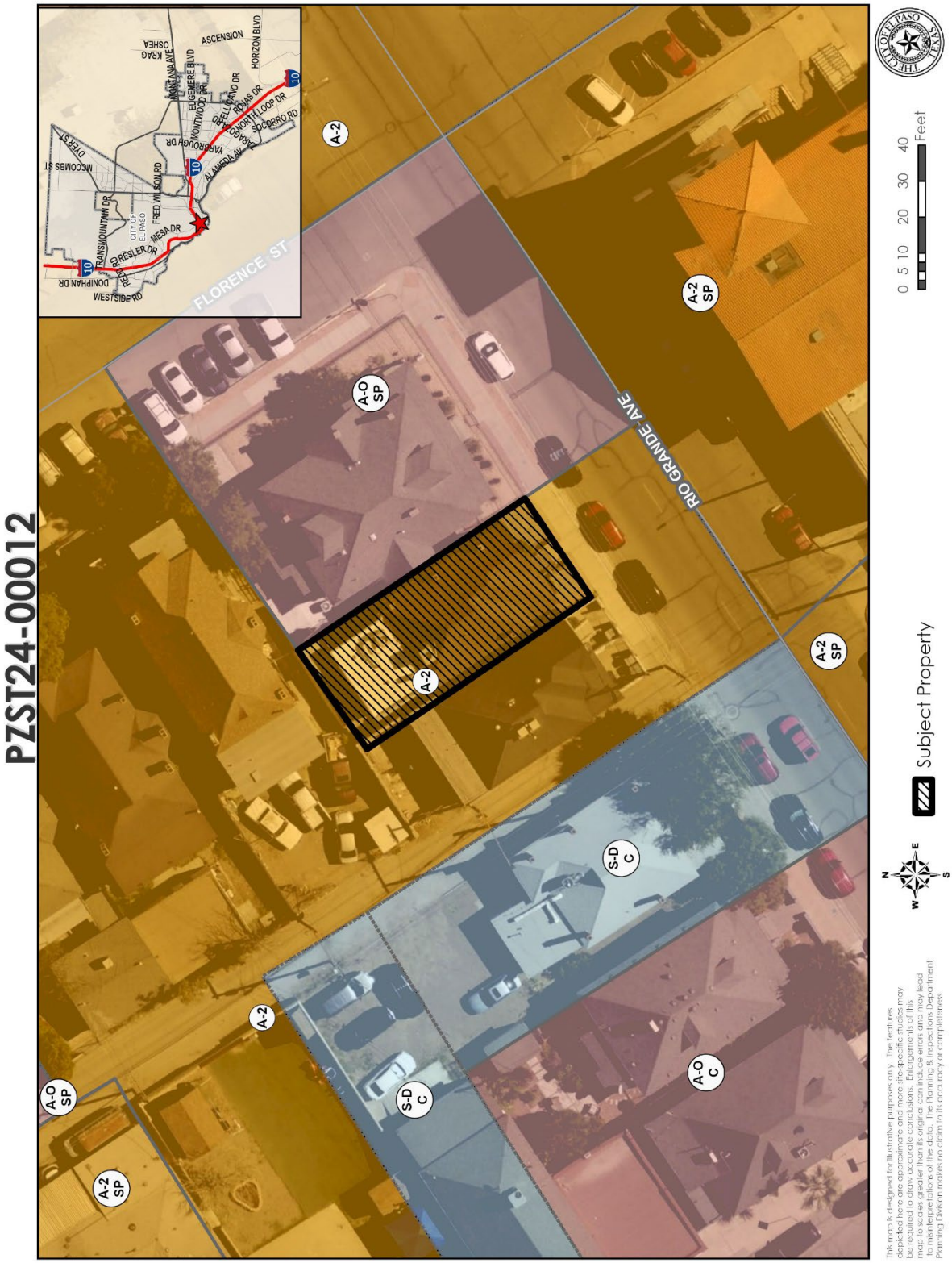
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the special permit 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 special permit 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 special permit 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.

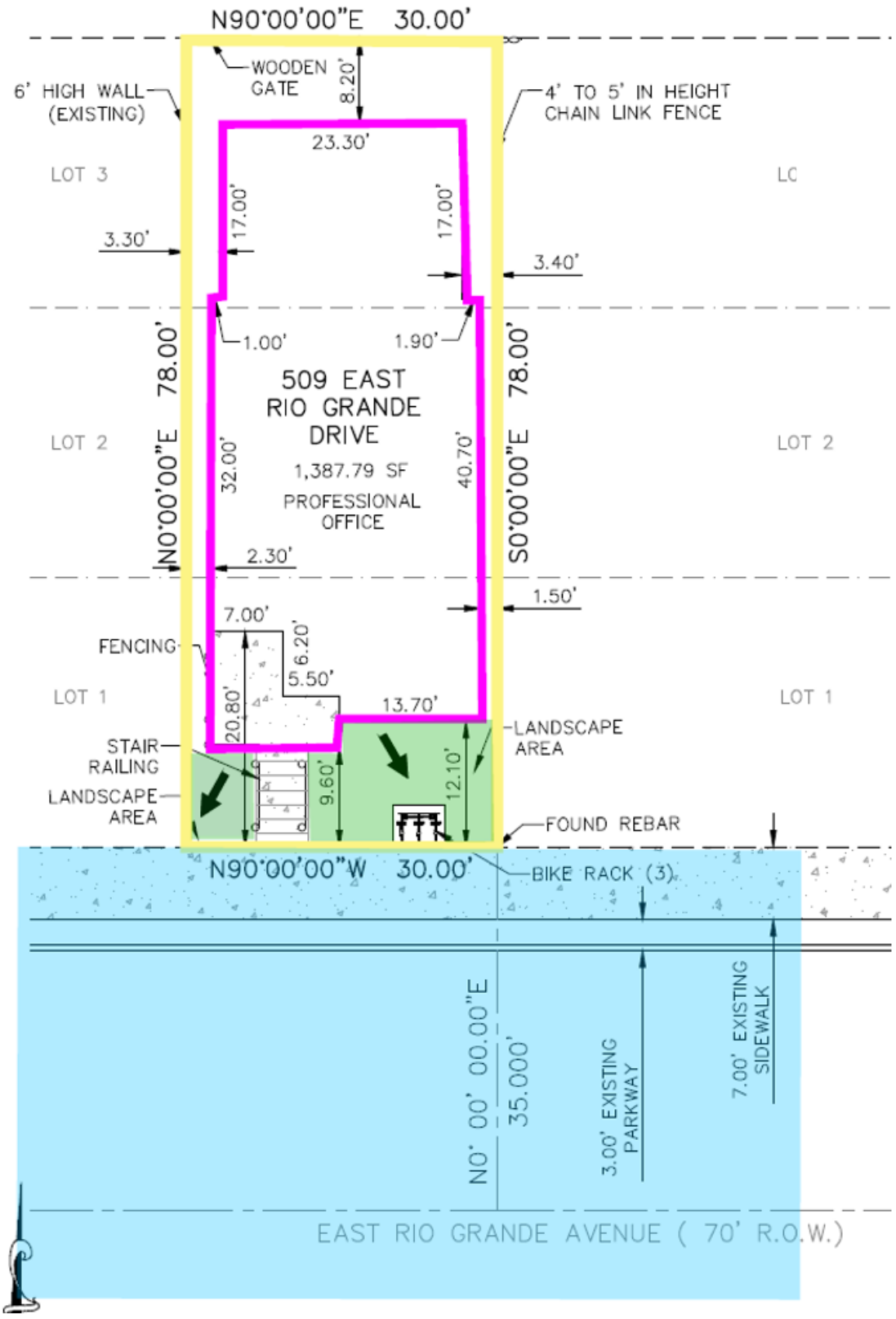
## ATTACHMENTS:

1. Zoning Map
2. Detailed Site Plan
3. Elevations
4. Parking Study
5. Department Comments
6. Neighborhood Notification Boundary Map

# ATTACHMENT 1



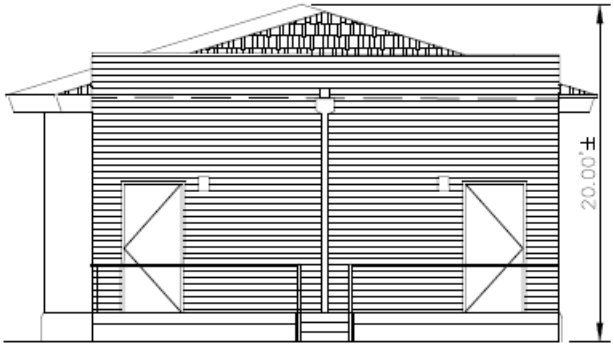
# ATTACHMENT 2



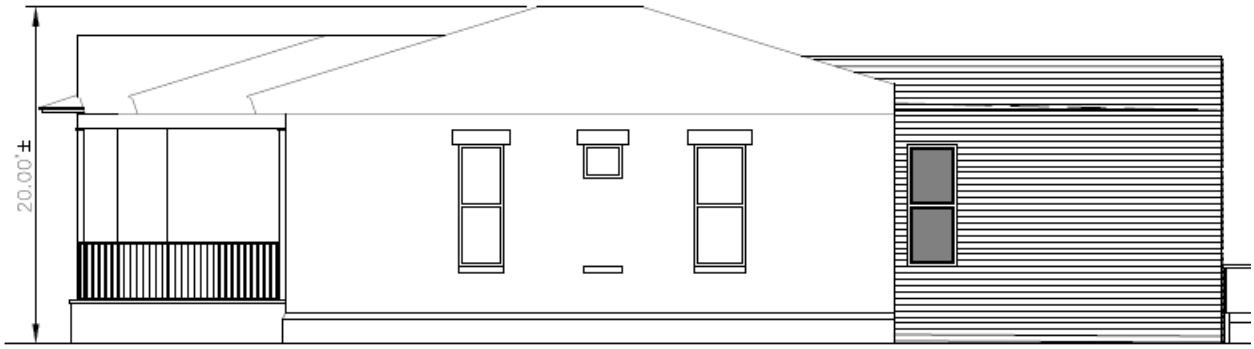
# ATTACHMENT 3



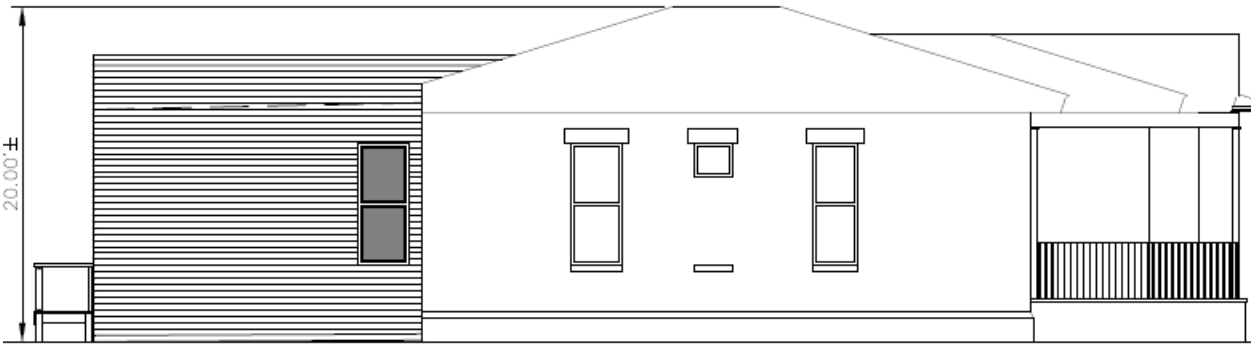

FRONT ELEVATION SCALE: N.T.S.



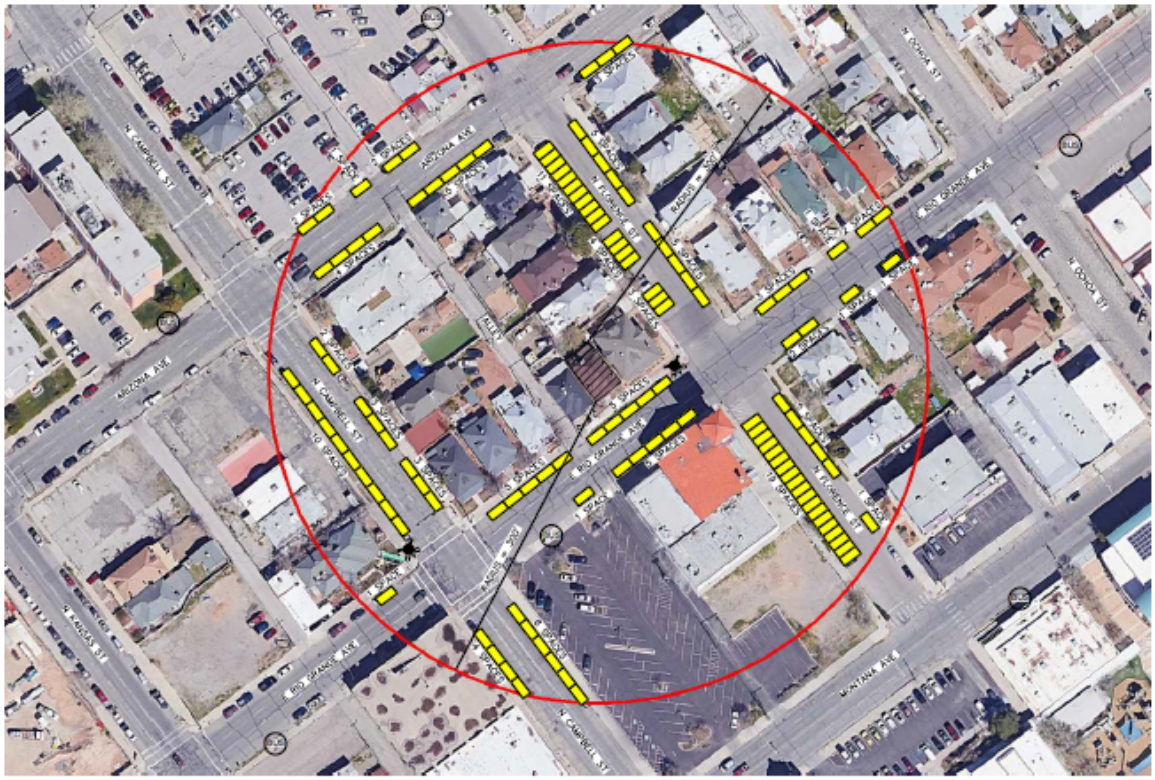

REAR ELEVATION SCALE: N.T.S.




RIGHT ELEVATION SCALE: N.T.S.



# ATTACHMENT 4



NOTES:

1) ON STREET PARKING SPACES ARE ASSUMED AT A LENGTH OF 20' AND WIDTH OF 9' AND EXCLUDE ANY SPACES THAT ARE ADJACENT TO ANY YEELOW CUBE MARKINGS OR ANY EXISTING DRIVEWAYS, OR ANY APPLICABLE "NO PARKING" ZONES, OR WITHIN 15' OF EXISTING FIRE HYDRANTS AND 20' OF EXISTING CROSSWALKS AS MANDATED BY CITY OF EL PASO MUNICIPAL CODE
2) THE SUBJECT PROPERTY REQUIRES APPROXIMATELY 10 PARKING SPACES AND IS EXPECTED TO BE OPEN FROM 8:00 AM TO 5:00 PM
3) THE SUN METRO BUS STOPS SHOWN IN THIS EXHIBIT ARE NOT INCLUSIVE OF ALL SUN METRO STOPS WITHIN 1,000' OF THE SUBJECT PROPERTY

LEGEND:

- 509 E RIO GRANDE AVE.
- ON STREET PARKING SPACE
- FIRE HYDRANT
- SUN METRO BUS STOP WITHIN 1,000'

SCALE: 1" = 150'

509 E RIO GRANDE PARKING AVAILABILITY SURVEY WITHIN 300'

| 3/11/2025 | ARIZONA AVE | N CAMPBELL ST | N FLORENCE ST | E RIO GRANDE AVE | TOTAL OCCUPIED |
|---|---|---|---|---|---|
| TIME | 17 AVAILABLE | 28 AVAILABLE | 53 AVAILABLE | 27 AVAILABLE | 125 AVAILABLE |
| 7:00 AM | 6 OCCUPIED | 14 OCCUPIED | 20 OCCUPIED | 11 OCCUPIED | 51 OCCUPIED |
| 8:00 AM | 7 OCCUPIED | 18 OCCUPIED | 25 OCCUPIED | 21 OCCUPIED | 71 OCCUPIED |
| 9:00 AM | 6 OCCUPIED | 14 OCCUPIED | 36 OCCUPIED | 18 OCCUPIED | 74 OCCUPIED |
| 10:00 AM | 10 OCCUPIED | 22 OCCUPIED | 35 OCCUPIED | 20 OCCUPIED | 87 OCCUPIED |
| 11:00 AM | 11 OCCUPIED | 24 OCCUPIED | 34 OCCUPIED | 18 OCCUPIED | 87 OCCUPIED |
| 12:00 PM | 8 OCCUPIED | 22 OCCUPIED | 37 OCCUPIED | 20 OCCUPIED | 87 OCCUPIED |
| 1:00 PM | 7 OCCUPIED | 24 OCCUPIED | 33 OCCUPIED | 22 OCCUPIED | 86 OCCUPIED |
| 2:00 PM | 8 OCCUPIED | 24 OCCUPIED | 33 OCCUPIED | 21 OCCUPIED | 86 OCCUPIED |
| 3:00 PM | 11 OCCUPIED | 19 OCCUPIED | 28 OCCUPIED | 17 OCCUPIED | 75 OCCUPIED |
| 4:00 PM | 10 OCCUPIED | 7 OCCUPIED | 35 OCCUPIED | 11 OCCUPIED | 63 OCCUPIED |
| 5:00 PM | 6 OCCUPIED | 3 OCCUPIED | 18 OCCUPIED | 9 OCCUPIED | 36 OCCUPIED |
| 6:00 PM | 9 OCCUPIED | 3 OCCUPIED | 23 OCCUPIED | 8 OCCUPIED | 43 OCCUPIED |
| AVERAGE | 9 OCCUPIED | 17 OCCUPIED | 30 OCCUPIED | 17 OCCUPIED | 73 OCCUPIED |

509 E RIO GRANDE AVE
PARKING AVAILABILITY

cea group
813 N. Kansas St.
Suite 300
El Paso, TX 79902
915.544.5232
www.ceagroup.net
TEXAS REGISTERED ENGINEERING FIRM F-4554

# ATTACHMENT 5

**Planning and Inspections Department – Planning Division**
Staff recommends **APPROVAL** of the special permit and detailed site development plan requests for the use of a professional office in A-2 (Apartment) zone district and parking reduction. The proposed development meets all the requirements of El Paso City Code Section 20.04.320 – Special Permit and Section 20.04.150 – Detailed Site Development Plan.

**Planning and Inspections Department – Plan Review & Landscaping Division**
No objections to the proposed special permit. At the time of submittal for building permits, the project will need to comply with all applicable municipal and building code requirements.

**Planning and Inspections Department – Land Development**
No objections to special permit.

**Fire Department**
No adverse comments.

**Police Department**
No comments received.

**Environment Services**
No comments received.

**Streets and Maintenance Department**
**Streets and Maintenance Traffic Engineering**
No objections to application.

**Street Lights Department**
Street Lights Department does not object to this request.

Street Lights Department requires that all projects 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. The applicant is responsible for any relocations or adjustments of a street light.

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.

**Sun Metro**
Recommend Approval.
Be advised if any and all construction requires a Traffic Control Permit, please provide copy in order to prevent any disruption of Sun Metro transit services.

**El Paso Water**
EPWater-PSB does not object to this request.

**Water:**
There is an existing 12-inch diameter water main that extends along Fountain Dr., located approximately 15-feet west of the east right-of-way line. This main is available for service.

There is an existing 24-inch water transmission main that extends along Mesa St. 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 24-inch water transmission main that extends along Fountain Dr., located approximately 25-feet west of the east right-of-way line. 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 reading from fire hydrant #2678, located on the southwest corner of Mesa St. and Camille Dr., has yielded a static pressure of 86 (psi), a residual pressure of 70 (psi), and a discharge of 992 (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 diameter sanitary sewer main that extends along Fountain Dr., located approximately 25-feet east of the west right-of-way line. This main is available for service.
There is an existing 12-inch diameter sanitary sewer main that extends along the alley east of the property, located approximately 14-feet east of the property. This main is available for service.
There is an existing 8-inch diameter sanitary sewer main that extends along Mesa St., located approximately 5-feet north of the right-of-way centerline. This main is available for service.

**General:**
Mesa St. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa St. 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:**
EPWater-SW has reviewed the proposed plans and has no objections to this proposal.

•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.

**Texas Department of Transportation**
No comments received.

**El Paso County Water Improvement District No. 1**
No comments received.

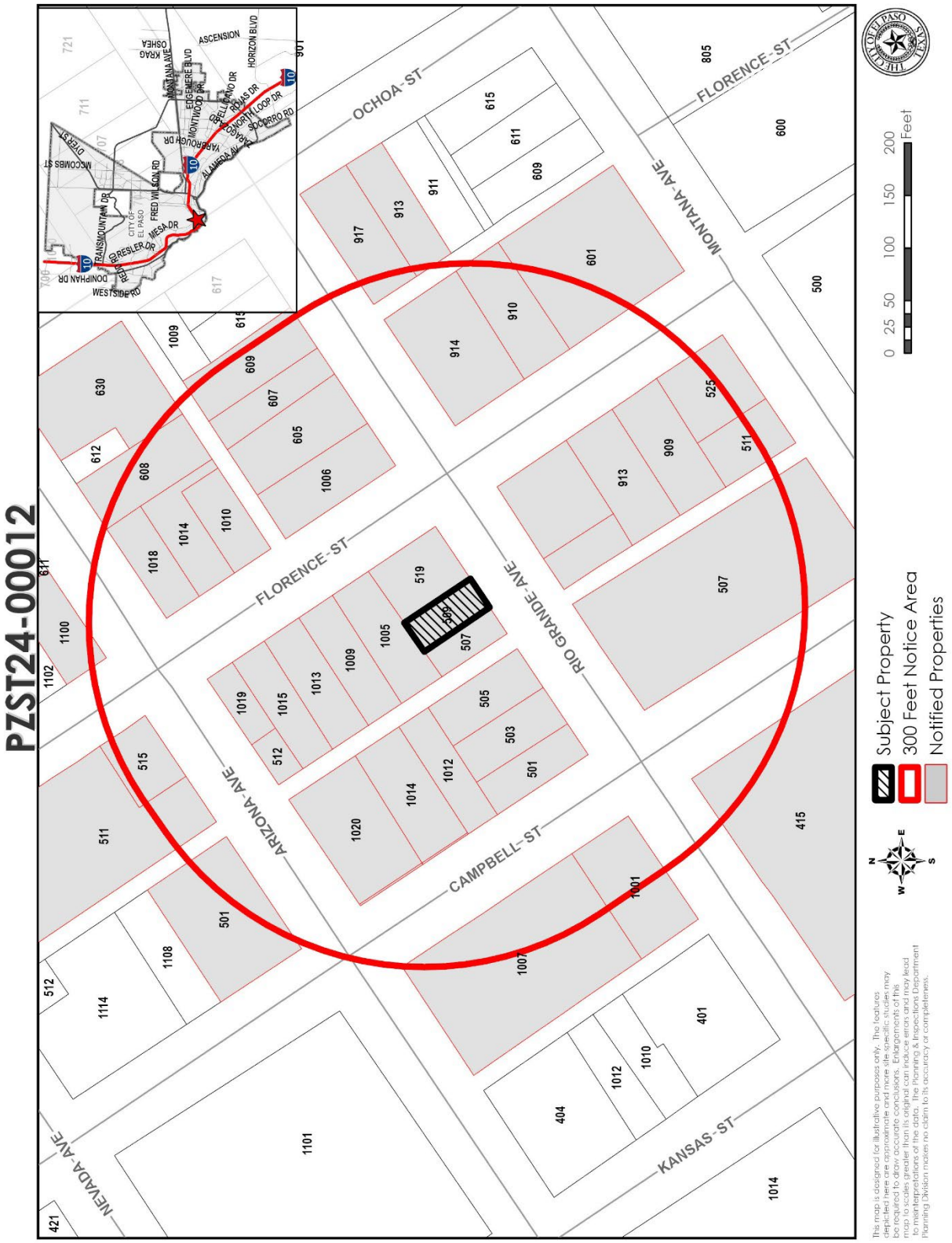
**El Paso Electric Company**
We have no comments for 6500 N. Mesa Street.

**Texas Gas Service**
Texas Gas Service has an existing service line that will be in conflict with building addition.

Please coordinate with TGS for relocation of the service before building.

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

# ATTACHMENT 6



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

Full Name _____

Business Name _____

Agenda Item Type _____

Relevant Department _____

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 7-8-24

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

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Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

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|---|---|
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| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

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**Contributor / Donor Information:**

Full Name _____

Business Name _____

Agenda Item Type _____

Relevant Department _____

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

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|---|---|---|
| Mayor | | |
| District 1 | | |
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| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Jimena Mendez Date: 7/8/24

**File #:** 25-837, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
City Clerk's Office, Laura D. Prine, (915) 212-0049

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.04 (Boards, and Commissions and Committees Generally) to rename and amend Section 2.04.010 (Meetings-Excessive Absences) to remove references of excessive absences, Section be renamed "Uniform Bylaws," and require Boards and Commissions to adopt the City's Uniform Bylaws; to amend Section 2.04.020 (Meetings-Minutes-Recordkeeping Requirements) to update the requirements of recordkeeping meeting minutes.

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

**DEPARTMENT:** City Clerk's Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/5/25

**CONTACT PERSON NAME:** Laura D. Prine **PHONE NUMBER:** (915) 212-0049

**2nd CONTACT PERSON NAME:** Andrew Salloum **PHONE NUMBER:** 1-915-555-5555

**DISTRICT(S) AFFECTED:** All

**STRATEGIC GOAL:**

GOAL 6 SET THE STANDARD FOR SOUND GOVERNANCE AND FISCAL MANAGEMENT

**SUBGOAL:**

6.8 Support transparent and inclusive government.

**SUBJECT:**

1ST READING OF ORDINANCE:
AN ORDINANCE AMENDING TITLE 2 (ADMINSTRATION AND PERSONNEL), CHAPTER 2.04 (BOARDS, AND COMMISSIONS AND COMMITTEES GENERALLY) TO RENAME AND AMEND SECTION 2.04.010 (MEETINGS—EXCESSIVE ABSENCES) TO REMOVE REFERENCES OF EXCESSIVE ABSENCES, SECTION BE RENAMED "UNIFORM BYLAWS," AND REQUIRE BOARDS AND COMMISSIONS TO ADOPT THE CITY'S UNIFORM BYLAWS; TO AMEND SECTION 2.04.020 (MEETINGS—MINUTES—RECORDKEEPING REQUIREMENTS) TO UPDATE THE REQUIREMENTS OF RECORDKEEPING MEETING MINUTES.

**BACKGROUND / DISCUSSION:**

On May 12, 2025 Council took action to accept staff's recommendation to develop and adopt a uniform Ordinance to standardize boards and commissions by implementing uniform bylaws and update the requirements of record keeping meeting minutes.

The bylaws will standardize City governed Boards unless otherwise specified by applicable law by addressing topics such as membership requirements, board member terms, clarification of operational and advisory roles, closed session guidelines, training requirements, reporting, and member and staff responsibilities.

The first reading of the Ordinance will be on July 22, 2025 and the second reading on August 5, 2025.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

On January 22, 2025, City Council directed the City Manager and City Attorney to conduct a review of all City Boards and Commissions and return to Council with recommendations.

On May 12, 2025, City Council accepted the Staff's recommendations to develop and adopt a uniform Ordinance to standardize boards and commissions.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Laura D. Prine

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

# ORDINANCE NO. _____

**AN ORDINANCE AMENDING TITLE 2 (ADMINSTRATION AND PERSONNEL), CHAPTER 2.04 (BOARDS, AND COMMISSIONS AND COMMITTEES GENERALLY) TO RENAME AND AMEND SECTION 2.04.010 (MEETINGS—EXCESSIVE ABSENCES) TO REMOVE REFERENCES OF EXCESSIVE ABSENCES, SECTION BE RENAMED "UNIFORM BYLAWS," AND REQUIRE BOARDS AND COMMISSIONS TO ADOPT THE CITY'S UNIFORM BYLAWS; TO AMEND SECTION 2.04.020 (MEETINGS—MINUTES—RECORDKEEPING REQUIREMENTS) TO UPDATE THE REQUIREMENTS OF RECORDKEEPING MEETING MINUTES.**

**WHEREAS,** the El Paso City Council establishes City Boards and Commissions to inform City Council under statutory authorization or on particular issues or subjects of interest to the Council; and

**WHEREAS,** the City of El Paso recognizes the importance of consistent governance and operational procedures across all city boards and commissions to ensure efficient and effective public administration; and

**WHEREAS,** on May 12, 2025 City Council directed the development and adoption of a uniform ordinance to standardize boards and commissions; and

**WHEREAS,** the City desires to amend Chapter 2.04 to add language establishing a set of uniform bylaws to be adopted and followed by all city boards to promote standardization, transparency, and accountability, and update the process of recordkeeping meeting minutes; and

**WHEREAS,** adoption of the City's uniform bylaws by all city boards and updating the process of recordkeeping meeting minutes is in the best interest of the City as they will provide a consistent governance framework, ensure consistent City policy and compliance with applicable laws.

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

**SECTION 1**. That section 2.04.010 (Meetings—Excessive absences) of Chapter 2.04 (Boards, and Commissions and Committees Generally), be renamed to "Uniform bylaws" and be amended to read as follows:

A. All city boards and commissions established by the City will adopt and implement the City Uniform Bylaws. The City Uniform Bylaws will be the standard bylaws for all City Boards unless otherwise specified by the City Charter, state law, federal law, or other applicable law.

B. The City Manager and City Clerk may recommend amendments to the City Uniform Bylaws. Proposed amendments will be submitted in writing to the City Clerk, who will forward them to the City Council for consideration and approval by simple majority.

**SECTION 2.** That section 2.04.020 (Meetings—Minutes—Recordkeeping requirements), be amended to read as follows:

A. All duly constituted boards and commissions of the city are required to file their meetings with the city clerk of the city. The original minutes will be filed with the city clerk upon approval by the appropriate board and commission.

B. The city clerk is required to maintain a file of the minutes of the meetings of all boards and commissions for inspection by the mayor and council and the public.

C. The city clerk is authorized to require a uniform format of such minutes.

**SECTION 3.** Except as expressly herein amended, all other provisions of the El Paso City Code will remain in full force and effect. Any provision of this ordinance deemed illegal will be severed and the remainder will remain in effect. The requirements of this ordinance will take effect 90 days from its adoption and publication in accordance with and as provided by law and the City Charter.

**ADOPTED** this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
**Renard U. Johnson,** Mayor

**ATTEST:**

_____
**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

Sarah L. Hartnett
_____
**Sarah L. Hartnett**
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Laura D. Prine
_____
**Laura D. Prine**
City Clerk

**REDLINE**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 2 (ADMINSTRATION AND PERSONNEL), CHAPTER 2.04 (BOARDS, AND COMMISSIONS AND COMMITTEES GENERALLY) TO RENAME AND AMEND SECTION 2.04.010 (MEETINGS—EXCESSIVE ABSENCES) TO REMOVE REFERENCES OF EXCESSIVE ABSENCES, SECTION BE RENAMED "UNIFORM BYLAWS," AND REQUIRE BOARDS AND COMMISSIONS TO ADOPT THE CITY'S UNIFORM BYLAWS; TO AMEND SECTION 2.04.020 (MEETINGS—MINUTES—RECORDKEEPING REQUIREMENTS) TO UPDATE THE REQUIREMENTS OF RECORDKEEPING MEETING MINUTES.**

**WHEREAS,** the El Paso City Council establishes City Boards and Commissions to inform City Council under statutory authorization or on particular issues or subjects of interest to the Council; and

**WHEREAS,** the City of El Paso recognizes the importance of consistent governance and operational procedures across all city boards and commissions to ensure efficient and effective public administration; and

**WHEREAS,** on May 12, 2025 City Council directed the development and adoption of a uniform ordinance to standardize boards and commissions; and

**WHEREAS,** the City desires to amend Chapter 2.04 to add language establishing a set of uniform bylaws to be adopted and followed by all city boards to promote standardization, transparency, and accountability, and update the process of recordkeeping meeting minutes; and

**WHEREAS,** adoption of the City's uniform bylaws by all city boards and updating the process of recordkeeping meeting minutes is in the best interest of the City as they will provide a consistent governance framework, ensure consistent City policy and compliance with applicable laws.

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

**SECTION 1**. That section 2.04.010 (Meetings—Excessive absences) of Chapter 2.04 (Boards, and Commissions and Committees Generally), be renamed to "Uniform bylaws" and be amended to read as follows:

~~When a member of any city board or committee is absent from three consecutive meetings of the board or committee, the chairman, vice-chairman or secretary of the board or committee shall report this fact to the mayor and city council so that consideration may be given to removal of such member~~.

All city boards and commissions established by the City will adopt and implement the City Uniform Bylaws. The City Uniform Bylaws will be the standard bylaws for all City Boards unless otherwise specified by the City Charter, state law, federal law, or other applicable law.

A. The City Manager and City Clerk may recommend amendments to the City Uniform Bylaws. Proposed amendments will be submitted in writing to the City Clerk, who will forward them to the City Council for consideration and approval by simple majority.

**SECTION 2.** That section 2.04.020 (Meetings—Minutes—Recordkeeping requirements), be amended to read as follows:

A. All duly constituted boards and commissions of the city are required to file minutes of their meetings with the city clerk of the city. The original ~~and two copies of the~~ minutes will be filed with the city clerk ~~within a reasonable time after the minutes have~~ ~~been approved~~ upon approval by the appropriate board and commission.

B. The city clerk is required to maintain a file of the minutes of the meetings of all boards and commissions for inspection by the mayor and council and the public.

C. The city clerk is authorized to require a uniform format of such minutes.

**ADOPTED** this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

Sarah L. Hartnett

Sarah L. Hartnett
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Laura Prine
City Clerk

RECEIVED
By City Clerk's Office at 6:27 pm, Jul 09, 2025

# CITY OF EL PASO, TEXAS
# BOARDS AND COMMISSIONS
# Uniform Bylaws

## Article I-Purpose

El Paso City Council establishes City Boards and Commissions ("Boards") to inform City Council under statutory authorization or on particular issues or subjects of interest to the Council. These Uniform Bylaws ("Bylaws") are established to provide a consistent governance framework for all Boards operating within the City of El Paso, and to ensure consistent City policy and compliance with applicable laws. The purpose of these Bylaws is to ensure efficient, transparent, and accountable operations across all Boards, while respecting their unique roles and responsibilities within the City of El Paso.

## Article II-Scope

2.1 Applicability. These Bylaws will apply to and control all City governed Boards established by or operating within the City of El Paso, unless otherwise specified by applicable law, regulation, resolution, or an express exemption granted by the City Council. This policy does not apply to certain committees, boards, and commissions of the City that are external or have independent legal status as separate entities.

2.2 Limitation on Authority. Unless otherwise authorized by law that specifically provides for the establishment and function of a particular City board or commission, Boards generally will have no executive, administrative, judicial, or operational functions. Their function will be solely to study and make recommendations to City Council within the scope of the subject matter specified in the statute, ordinance, or resolution establishing them. Boards will not be empowered, nor assume by their appointment to be empowered, with authority on behalf of the City to decide matters of City policy; oversee or enter into any contract; procure materials or services; recruit, hire, direct, manage, review or terminate staff, or involve themselves in any other way in personnel matters; seek, inquire about, or negotiate regarding the purchase, sale or lease of property. Individual City Board members or the Boards may not use the Board as a vehicle for political activity or to engage in political activity such as lobbying or campaigning on an issue. A Board may, as a body, take a position on certain issues as long as the issue is aligned with the Board's mission and purpose as set by City Council or by law. Boards will not have, nor assume to have, any authority to raise funds or solicit revenues, nor incur indebtedness, nor to expend City resources of any type. Any resources necessary for the support of a Board's meetings will be approved by City Council as part of the departmental budgetary process. City Council will specifically approve any other special or extraordinary expenditures requested by Boards.

2.3 Scope of Interest. The scope of each Board's interest and activity will be limited to that specified in the law, resolution, or order establishing or providing for the Board. If not specified, the scope will be as indicated by the title of the Board and directive from City Council. Agenda items must be items within the scope of the Board.

## Article III-Board Structure and Composition

3.1 Eligibility. To be eligible for appointment to the commission, a person must:

3.1.1 Be eighteen years or older.

3.1.2 Reside in the City of El Paso.

3.1.3 Appointed based on their interest and experience relevant to the specific board.

3.1.4 Not be involved in litigation against the City of El Paso.

3.1.5 Not be in any financial obligation to the City of El Paso.

3.1.6 Not be a current employee or have been employed by the City of El Paso in the last two (2) years.

3.1.7 Not be related within the third degree of consanguinity or within the third degree of affinity to a member of the city council or the city manager as defined within the Code of Ethics Section 2.92.020.

3.2 Structure. The structure of the members is set below unless it is set or stated differently by statute, City Charter, City Code, or resolution.

3.2.1 Number. The number of members will be nine.

3.2.2 Appointment. The members of the Board will be those appointed by the Mayor and each member of City Council.

3.2.3 Term. The appointment of all members will be for a two-year term. The term will begin on September 1 and conclude on August 31, with appointments from districts 2, 3, 4, and 7 and the mayor to begin in odd-numbered years, and districts 1, 5, 6, and 8 to begin in even-numbered years. If needed, the first term thereafter for districts with terms beginning on even numbered years will be for one year, however, all terms thereafter will be for two years. An individual may serve no more than two full (2) consecutive terms on the Board and for no more than six (6) years in total.

3.2.4 Quorum. A quorum of the Board must be present to conduct a meeting. A quorum will consist of five (5) members.

3.2.5 Holding over. When the time the term of office of any member expires, the member will continue to serve until their successor is appointed and qualified, or until thirty (30) days have passed following the expiration of the term, whichever event occurs first. Any holding over past the thirty (30) day period is prohibited, and after that time a vacancy will exist.

3.2.6 Attendance. A member who cannot attend a Board will notify the Board Liaison or Chair prior to the meeting, or as soon as practicable. The Board Liaison will report any member who is absent from three consecutive meetings to the Mayor and City Council. The Chair will attach an attendance record to the Committee's annual report to the Mayor and City Council.

3.2.7 Removal. Any member who fails to attend three consecutive meetings or has an attendance record of less than sixty percent automatically vacates their position for the remainder of the unexpired term.

3.2.8 Vacancies. Vacancies of a board are to be filled by the appointing Member of City Council for the remainder of the unexpired term, as it applies to their own appointment slot. If appointed to fulfill an unexpired term, an individual may also serve two full terms on the Board.

3.2.9 Subcommittees. Strongly discouraged. Can only be established within the framework of the Board's enabling resolution.

3.3 Board Leadership.

3.3.1 Each Board will choose a Chair and Vice Chair. The officers will be elected annually by a simple majority vote of the members present at the last meeting of their term.

3.3.2 Board Liaison: Each Board will be related to or affiliated with a specific city department. The head of that department, or designee, will serve as Board Liaison to the Board. The Liaison will be responsible for ensuring the carrying out of the duties, as well as serving as a non-partisan, non-voting guiding facilitator during the meetings.

3.3.3 Legal Representative. Each Board will be assigned an assistant city attorney to advise the board on matters of law. The legal representative will be responsible with providing non-partisan, non-voting guidance on legal restrictions, authorities, and any consequences from Board actions.

3.4 Duties. The duties of the officers and members are as follows:

3.4.1 Chair. Votes on all matters. It is the responsibility of the chair to: (1) Be thoroughly familiar with the Board's rules of order, by-laws, enabling resolutions, code of conduct handbook, code of conduct agreement, and State law and relevant City policies, practices, protocols and procedures, including this policy; (2) Inform the members, when necessary or referred to for that purpose, on pertinent points of order or practice; (3) Open and call official meetings of the Board to order; (4) Recognize members entitled to the floor; (5) Expedite business in every way compatible with the rights of the members; (6) Restrain members engaged in debate within the rules of order and (7) Enforce on all occasions the observance of civility, order and decorum among the members and others in attendance.

3.4.2 Vice Chair. Votes on all matters. It is the responsibility of the Vice Chair to preside in the chair's absence. In cases of the chair's illness, resignation, or death, the vice chair is first in line to assume the office of chair for the remainder of the unexpired term.

3.4.3 Board Liaison. The Board Liaison serves as the secretary. They do not vote on matters, and do not count towards quorum. It is the responsibility of the Board Liaison to: (1) Keep the official records of the Board; (2) Record in the formal minutes the actions of the group; (3) Keep attendance of the members and call roll when required; (4) Work with City Council on filling vacancies and immediately communicate any changes to member status (i.e. excessive absences and resignations) to the appointing office; (5) Post notice of public meetings in accordance with the Texas Open Meetings Act; (6) Format, compile, prepare, post and distribute meeting agendas and materials to the members of the Board; (7) Post signage for meeting locations; (8) File the minutes with the Clerk's Office upon approval; (9) Announce the business of the day; (10) State, call for and put to vote all questions moved or necessary in the course of the proceedings, and to announce the results of the vote; (11) Conduct correspondence for the group as necessary and appropriate; (12) Maintain in good order the Board's enabling statute or resolution; (13) Be familiar with relevant regulations, policies, practices, protocols and procedures, including this Policy, as may be amended from time to time; (14) Provide Board specific training and an

orientation for all newly appointed Board members; and, (15) Provide guidance and information to the Board.

3.4.4 Members. It is the responsibility of each appointee to Boards to respect and uphold City policies, practices, protocols and procedures. It is the responsibility of each appointee to conduct themselves at all times with appropriate civility, respect and decorum, mindful that their conduct before the public reflects upon the integrity of the El Paso City Council.

3.4.5 Representation. A Board, its officers, or the members, will not represent the City to any state, county, city, special district or school district, agency or commission, nor to any other organization or members of the public, on any matter unless specifically authorized to do so by City Council. Each member will serve without compensation or reimbursement of expenses unless otherwise provided in accordance with statute, ordinance or resolution authorizing the same and specifying the details thereof.

3.4.6 Rules of Order and Procedure. Robert's Rules of Order will be used as a general guide for the conduct of Boards.

3.4.7 Minutes. Each Board will keep written minutes of its meetings which will be maintained as public records in accordance with applicable laws. Minutes will include: (1) The kind of meeting; (2) The name of the Board; (3) The date, time, and location of the meeting; (4) The names of the Board members present and absent, note the time of late arrivals and early departures; (5) Whether the minutes of the previous meeting were approved; (6) Actions (motions) to include notations of: Language of motion made, by whom the motion was made and by whom it was seconded; (7) The results of all votes, including the names of members voting for and against each action, and whether the motion passed or failed; (8) The times the meeting started and adjourned, and (9) Statements or abstracts made by a member <u>that they specifically ask to be included in the record.</u> These specific and occasional directives should be the only time you include verbatim statements in the record.

3.4.8 Training and Orientation. All Board members will participate in a mandatory training and orientation program to ensure they are knowledgeable about their roles, responsibilities, and ethical obligations. Training will include, but is not limited to: Ethics, Code of Conduct, Rules of Order, Public Information Act, and Texas Open Meetings, Act, which will be coordinated by the Board Liaison. Board members must sign Code of Conduct agreement. Assistant City Attorney assigned to the Board will also provide an annual presentation to the Board regarding their charge, purview, legal requirements, etc.

3.4.9 Executive Session. There are limited circumstances in which a typical Board will need to hold executive sessions as provided for under the Texas Open Meetings Act. If the Board is advisory, there is no circumstances in which the Board will need to hold an executive session. Any Board having such a need must strictly adhere to the provisions of the Act in conducting such meetings when so authorized and approved by the City Attorney.

3.4.10 Reports. All Boards by August 1st of each year must develop an annual report of its activities and recommendations to be provided to City Council in writing, and can be presented during a Council meeting by the membership if desired.

3.4.11 Recommendations. The recommendations Boards wants City Council to consider for official action will be submitted to the City Manager for review before being provided to City Council, as deemed appropriate. City departments will retain the right to include an alternate recommendation for consideration.

## Article IV-Miscellaneous Provisions

4.1 Conflicts of Interest. Each Board member will disclose any potential conflicts of interest, financial or otherwise, that may impact their ability to serve impartially on the Board.

4.2 Effective Date. These Uniform Bylaws will take effect _____, 2025, when Ordinance No. _____ is set to take effect, and will supersede any previous individual bylaws governing the Boards.

**File #:** 25-873, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
Community and Human Development, Nickole H. Rodriguez, (915) 212-1673
City Attorney's Office, Joyce Garcia, (915) 212-0033

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance repealing Ordinance 008961 which enacted the City Accessibility Advisory Committee, and repealing Ordinance 017082 and Ordinance 011469 which amended the City Accessibility Advisory Committee.

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

**DEPARTMENT:** Community Development and City Attorney's Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/5/25

**CONTACT PERSON NAME:** Nickole H. Rodriguez **PHONE NUMBER:** 915-212-1673

**2nd CONTACT PERSON NAME:** Joyce Garcia/Sarah L. Hartnett **PHONE NUMBER:** 915-212-1141

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5 - Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community.

**SUBJECT:**

APPROVE ordinance related to CITY ACCESSIBILITY ADVISORY COMMITTEE as follows:
AN ORDINANCE REPEALING ORDINANCE 008961 WHICH ENACTED THE CITY ACCESSIBILITY ADVISORY COMMITTEE, AND REPEALING ORDINANCE 017082 AND ORDINANCE 011469 WHICH AMENDED THE CITY ACCESSIBILITY ADVISORY COMMITTEE.

**BACKGROUND / DISCUSSION:**

**COMMUNITY AND STAKEHOLDER OUTREACH:**

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Nickole H. Rodriguez

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

# ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE 008961 WHICH ENACTED THE CITY ACCESSIBILITY ADVISORY COMMITTEE, AND REPEALING ORDINANCES 017082 AND ORDINANCE 011469 WHICH AMENDED THE CITY ACCESSIBILITY ADVISORY COMMITTEE.**

**WHEREAS,** the El Paso City Council establishes City Boards and Commissions to inform City Council under statutory authorization or on particular issues or subjects of interest to the Council; and

**WHEREAS,** the City of El Paso recognizes the importance of consistent governance and operational procedures across all city boards and commissions to ensure efficient and effective public administration; and

**WHEREAS,** on May 12, 2025, City Council directed boards and commissions be standardized to be enacted by resolution instead of ordinance; and

**WHEREAS,** on March 17, 1987 by Ordinance No. 008961, the El Paso City Council created the City Accessibility Advisory Committee (the "Board") to serve as an advisory committee to City Council concerning accessibility concerns related to City-owned buildings and facilties; and

**WHEREAS,** on July 20, 1993, City Council adopted Ordinance 011469 amending various ordinances establishing the number of members of boards, commissions and committees, and establishing procedures for the appointment of new members to those boards, commissions and committees, which applied to the City Accessibility Advisory Committee; and

**WHEREAS,** on March 10, 2009, City Council adopted Ordinance 017082 amending Ordinance 008961, which amended the City Accessibility Advisory Committee in matters of quorum, and the appointment process for the Committee; and

**WHEREAS,** the El Paso City Council wishes to repeal Ordinance 008961, which enacted the City Accessibility Advisory Committee and wishes to repeal ordinances 011469 and 017082 which amended the City Accessibility Advisory Committee as a Resolution will be adopted in their place.

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

**SECTION 1**. That Ordinance No. 008961 is repealed in its entirety

**SECTION 2**. That Ordinance No. 011469 is repealed in its entirety

**SECTION 3**. That Ordinance No. 017082 is repealed in its entirety

**SECTION 4.** Any provision of this ordinance deemed illegal will be severed and the remainder

will remain in effect. The requirements of this ordinance will take effect 90 days from its adoption and publication in accordance with and as provided by law and the City Charter.

**ADOPTED** this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

_____
Joyce Garcia
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Nickole H. Rodriguez, Director
Community and Human Development

**File #:** 25-868, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
City Manager's Office, Robert Cortinas, (915) 212-1067

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 3 (Revenue and Finance) of the El Paso Municipal Code, Chapter 3.04 (Property Taxes) by amending Section 3.04.040 (Exemption - Residence Homestead) to Increase the Ad Valorem Property Tax Exemption for individuals who qualify under the current Code.

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

**DEPARTMENT:** City Manager's Office

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 8/5/25

**CONTACT PERSON NAME:** Robert Cortinas **PHONE NUMBER:** (915) 212-1067

**2nd CONTACT PERSON NAME:** **PHONE NUMBER:**

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

6. Set the Standard for Sound Governance and Fiscal Management

**SUBGOAL:**

**SUBJECT:**

AN ORDINANCE amending Title 3 (Revenue and Finance) of the El Paso Municipal Code, Chapter 3.04 (Property Taxes) by amending section 3.04.040 (Exemption – Residence Homestead) to increase the ad valorem property tax exemption for individuals who are Over 65 and Disabled citizens who qualify under the current code

**BACKGROUND / DISCUSSION:**

It is recommended the current City Code be amended to increase the homestead exemption for Over 65 and Disabled citizens from $42,500, of the market value of the residence homestead to $45,000, effective January 1, 2025.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

On June 22, 2021 City Council increased the homestead exemption for Over 65 and Disabled citizens to $42,500, of the market value of the residence.

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Sasho Andonoski Digitally signed by Sasho Andonoski Date: 2025.06.25 08:55:57 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 3 (REVENUE AND FINANCE) OF THE EL PASO MUNICIPAL CODE, CHAPTER 3.04 (PROPERTY TAXES) BY AMENDING SECTION 3.04.040 (EXEMPTION - RESIDENCE HOMESTEAD) TO INCREASE THE AD VALOREM PROPERTY TAX EXEMPTION FOR INDIVIDUALS WHO QUALIFY UNDER THE CURRENT CODE.**

**WHEREAS,** pursuant to Chapter 11 of the Texas Tax Code, the governing body of a taxing unit may adopt a local option residence homestead exemption from ad valorem taxation for individuals who are disable or who are 65 years of age or older; and

**WHEREAS,** the provisions of Title 3, Chapter 3.04, Section 3.04.040 of the El Paso's Municipal Code have been established for the purpose of promoting the health, safety, moral and general welfare of its citizens; and

**WHEREAS,** the El Paso City Council ("City Council") clearly recognizes that the values of residential homesteads have increased in the recent years; and

**WHEREAS,** the City Council clearly recognizes the need to treat fairly and equitably its senior and disabled citizens consistent with the intent of Title 3, Section 3.04.040 of the Municipal Code; and

**WHEREAS,** the City Council finds that the proposed amendment will have a positive impact upon the public health, safety, morals, and general welfare of the City.

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

Section 1. That Chapter 3.04, Section 3.04.040(A) of the El Paso Municipal Code is amended to read as follows:

A Effective January 1, 2025, $45,000 of the market value of the residence homestead owned by any person, married or unmarried, including those living alone, who is either (1) under a disability, as defined for purposes of payment of disability insurance benefits under Federal Old-Age, Survivors and Disability Insurance program or its successor; or (2) 65 years of age or older, shall be exempt from all ad valorem taxes hereafter levied by the City for that tax year, as provided by state law.

Section 2. That this ordinance shall be effective January 1, 2025 upon adoption by the El Paso City Council.

Section 3. Except as herein amended, Title 3, Revenue and Finance, of the El Paso City Code shall remain in full force and effect.

**ADOPTED** this _____ day of _____ 2025.

**CITY OF EL PASO:**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

_____
Oscar Gomez
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Sasho Andonoski, Director
Office of Management and Budget

**File #:** 25-732, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, City of El Paso, El Paso County, Texas from R-2/spc (Residential/special protective condition) to C-1 (Commercial) 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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZRZ25-00007

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Blanca Perez **PHONE NUMBER:** (915) 212-1561

**DISTRICT(S) AFFECTED:** 1

**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 Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, City of El Paso, El Paso County, Texas from R-2/spc (Residential/special protective condition) to C-1 (Commercial) 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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZRZ25-00007

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-2/spc (Residential/special protective condition) to C-1 (Commercial) to allow for retail establishment. City Plan Commission recommended 7-0 to approve the proposed rezoning on April 10, 2025. As of June 10, 2025, the Planning Division has recived four (4) calls of inquiry and one (1) call in support to the rezoning request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etive

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF LOT 1, BLOCK 1, RIVER RUN SUBDIVISION UNIT ONE, 1071 COUNTRY CLUB ROAD, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-2/SPC (RESIDENTIAL/ SPECIAL PROTECTIVE CONDITION) TO C-1 (COMMERCIAL), 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:**

That the zoning of *Lot 1, Block 1, River Run Subdivision Unit One, City of El Paso, El Paso County, Texas,* be changed from **R-2/spc (Residential/special protective condition)** to **C-1 (Commercial)**, within the meaning of the zoning ordinance, 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 density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

> *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*

**PASSED AND APPROVED this _____ day of _____, 2025.**

**THE CITY OF EL PASO**

_____
**Renard U. Johnson**
Mayor

**ATTEST:**

_____
**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

Russel T. Abeln
_____
**Russell T. Abeln**
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Philip Etiwe
_____
**Philip F. Etiwe, Director**
Planning & Inspections Department

# 1071 Country Club

*City Plan Commission — April 10, 2025*

REZONING

| | |
|---|---|
| **CASE NUMBER:** | **PZRZ25-00007** |
| **CASE MANAGER:** | Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov |
| **PROPERTY OWNER:** | Upper Valley Investment Corporation |
| **REPRESENTATIVE:** | Aaron Barraza |
| **LOCATION:** | 1071 Country Club Rd. (District 1) |
| **PROPERTY AREA:** | 1.18 acres |
| **REQUEST:** | Rezone from R-2/spc (Residential/special protective condition) to C-1 (Commercial) |
| **RELATED APPLICATIONS:** | PZCR25-00001 Condition Release Application |
| **PUBLIC INPUT:** | Four (4) call in inquiry and one (1) phone call in support received as of April 3, 2025. |

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-2/spc (Residential/special protective condition) to C-1 (Commercial) to allow for an existing retail establishment.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, aligns with the G-4 Suburban (Walkable) for the future land use designation, and complies with the Upper Valley Plan. The recommended condition is the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*

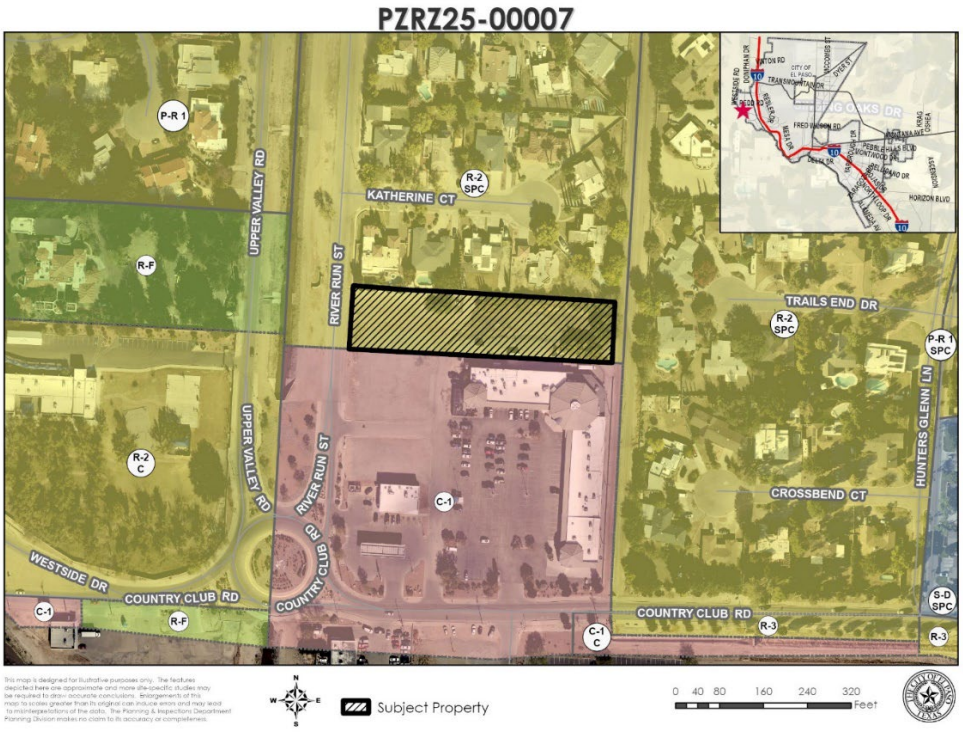



*Figure A. Subject Property & Immediate Surroundings*

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-2/spc (Residential/special protective conditions) to C-1 (Commercial) to consolidate property under the same zoning district for an existing retail establishment use. The subject property is 1.18 acres in size and is currently vacant. The conceptual site plan shows the existing retail establishment on the adjacent parcel, while the portion proposed for rezoning remains undeveloped and is proposed as on-site ponding. Primary access to the site will be provided via Country Club Road and River Run Street.

**PREVIOUS CASE HISTORY:** On March 29, 1988, City Council approved of the rezoning of the subject property from R-3 (Residential) to R-2 (Residential) for an L-shaped parcel with the following condition imposed by Ordinance No. 9332:

*As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.*

**Note: The applicable condition is being requested to be released by PZCR25-00001 – Condition Release Application.**

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The existing retail establishment and the C-1 (Commercial) zoning district are compatible with the surrounding land uses and zoning. To the south, the property is adjacent to other C-1 (Commercial) zoned land, which includes the remainder of the existing retail establishment. To the east and south, the property borders R-2/spc (Residential/special protective conditions) zones that are developed with single-family homes. To the west, across River Run Street, the land is zoned R-F (Ranch and Farm) and includes a single-family home, as well as R-2/c (Residential/conditions) zoning that contains a school. The nearest school, The Linguistic Academy of El Paso, is approximately 0.3 miles away, and the nearest public park, Mary Frances Keisling Park, is about 1.5 miles from the site.

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-4 – Suburban (Walkable):** 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. | Yes. The subject property and the proposed development meet the G-4, Suburban (Walkable) Future Land Use designation of *Plan El Paso.* |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br>**C-1 (Commercial) District:** The purpose of the district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the district will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities. | Yes. The proposed C-1 (Commercial) zoning district will provide for the integration of light commercial uses with adjacent R-2 (Residential) and C-1 (Commercial) zoning districts. |
| **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 | Yes. The subject property has access to River Run Street, which is designated as a local street in the City's Major Thoroughfare Plan. In addition, it is adjacent to Country Club Road which is designated as a major |

| | |
|---|---|
| property on the block with an alternative zoning district, density, use and/or land use. | arterial. The classification of these roads is appropriate for the proposed development. |
| **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 plan, including land-use maps in those plans. | Yes. The property is located within the Upper Valley Plan and proposed rezoning complies with this plan. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | None. The proposed development is not anticipated to pose any other special designation areas. |
| **Natural Environment:** Anticipated effects on the natural environment. | None. The proposed rezoning does not involve green field or environmentally sensitive land or arroyo disturbance. |
| **Stability:** Whether the area is stable or in transition. | The area has been stable with no rezoning within the last 10 years. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. The property is currently split-zoned R-4 (Residential) and C-1 (Commercial), despite already having existing commercial development on-site. Rezoning the entire property to C-1 would clean up the zoning inconsistencies and better reflect the current use. A unified commercial designation would also support any future light commercial development opportunities. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders River Run Street and Country Club Road which are designated as a local street and major arterial, respectively, under the City's Major Thoroughfare Plan (MTP). Access is proposed from River Run Street. The classification of this street is appropriate for the proposed development. Existing infrastructure and services are adequate to serve the proposed development. There is one (1) bus stop within walkable distance (0.25 miles) of the subject property, located near Country Club Road at a 0.13-mile distance from the subject property.

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

**PUBLIC COMMENT:** The subject property lies within two (2) neighborhood associations, including Mary Francis Neighborhood Association and Upper Valley Neighborhood Association, which were notified of the rezoning by the applicant. The applicant conducted direct outreach to the abutting residential property owners along Katherine Court and obtained five (5) signatures in support of the proposed rezoning. Public notices were mailed to property owners within 300 feet on March 28, 2025. As of April 3, 2025, the planning division has received four (4) calls of inquiry and one (1) phone call in support of the rezoning request.

**RELATED APPLICATIONS:** There is a condition release application (PZRZ25-00001) running concurrently with the current rezoning application to release conditions.

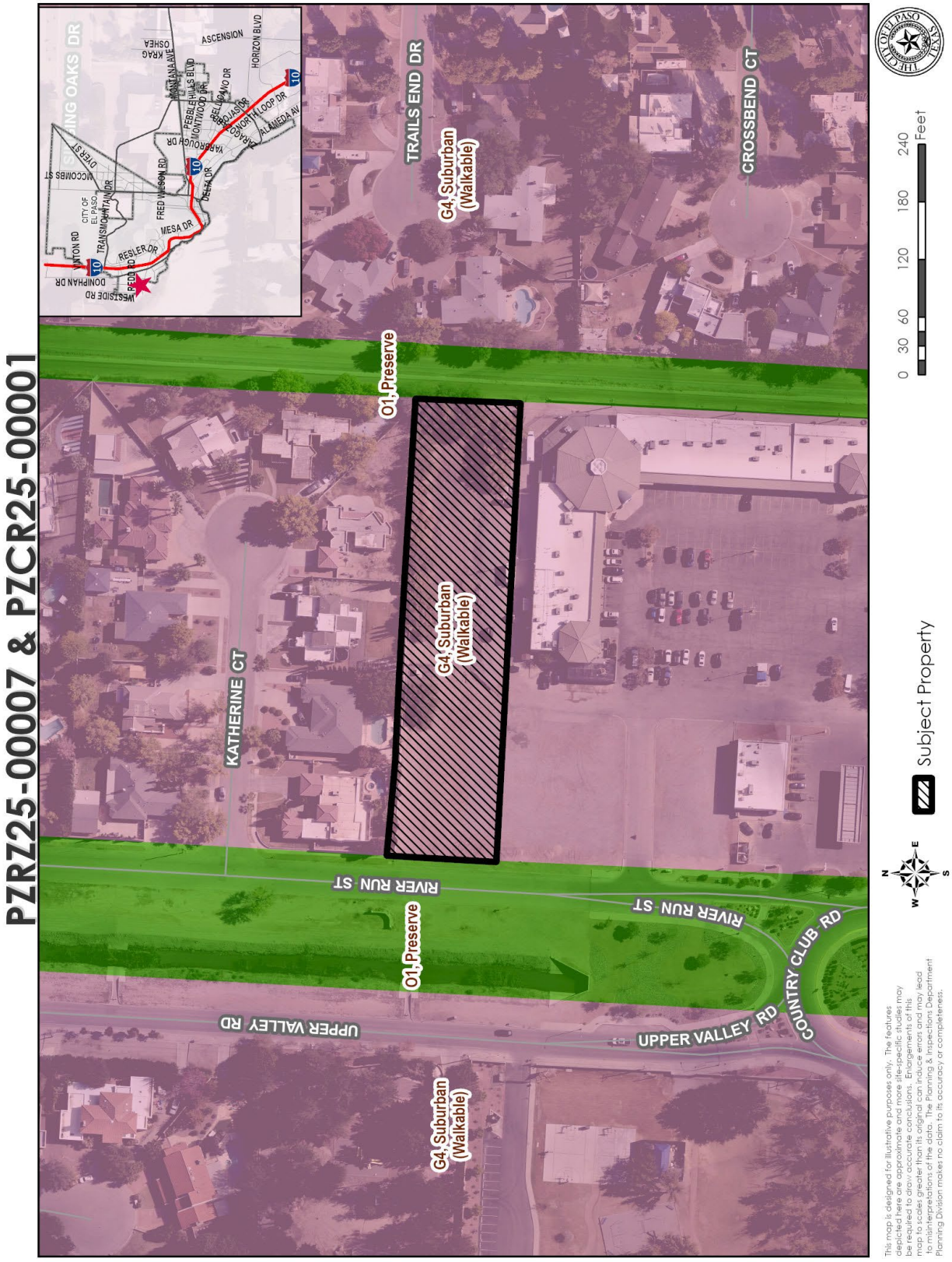
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

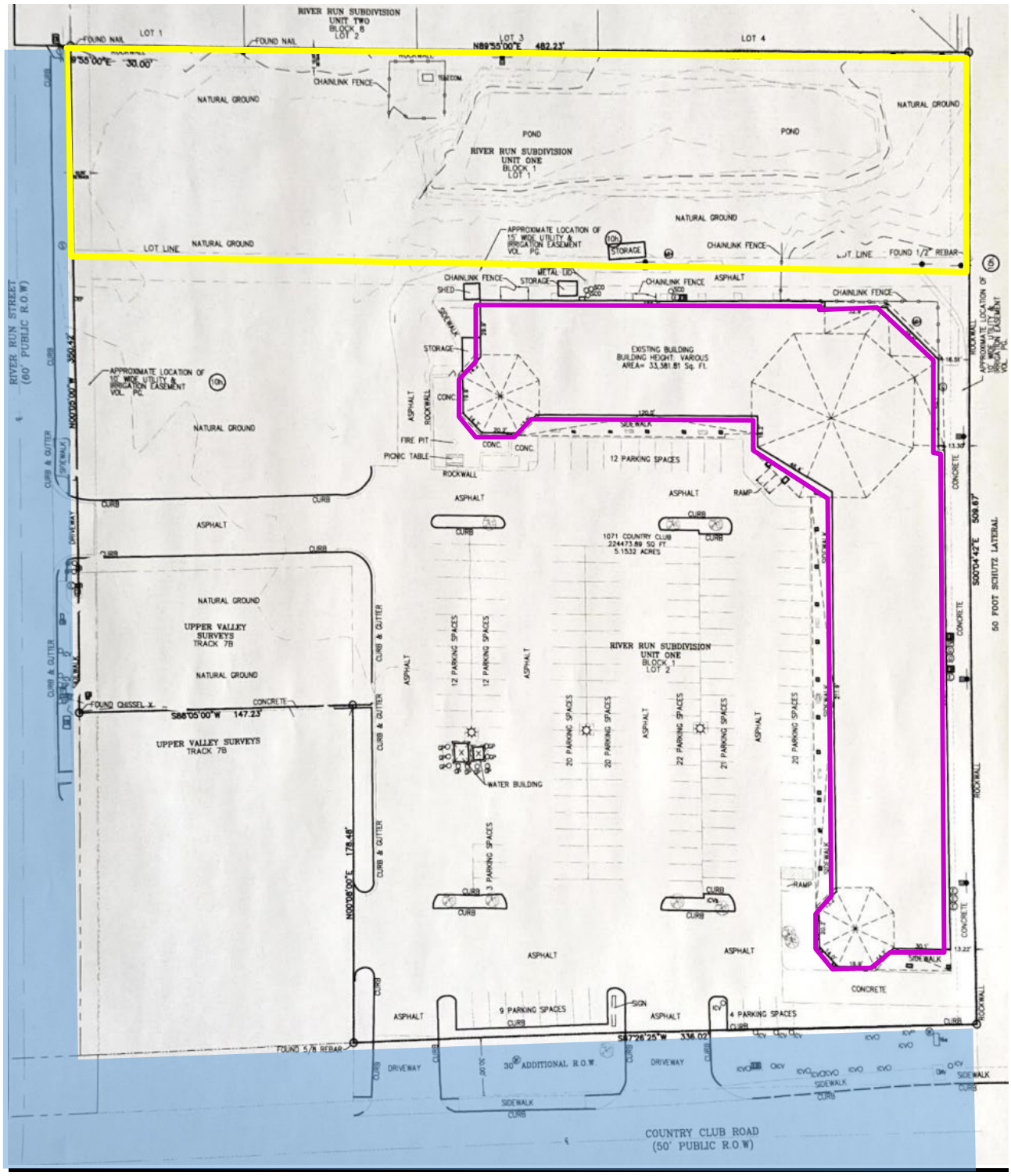
## ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Ordinance No. 9332
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

009332

AN ORDINANCE CHANGING THE ZONING OF TRACTS 41C, 41C1, 42C, 42C1 AND 42C2, NELLIE D. MUNDY SURVEY NO. 241; TRACT 59A, NELLIE D. MUNDY SURVEY NO. 241; TRACT 1B, MANUEL GONZALEZ SURVEY NO. 186; TRACTS 1C AND 1D, BLOCK 10, UPPER VALLEY SURVEYS; TRACT 7B13, BLOCK 9, UPPER VALLEY SURVEYS; TRACTS 6D AND 6F, BLOCK 9, UPPER VALLEY SURVEYS; ALL OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, RIVER RUN UNIT ONE; AND ALL OF TRACTS 7A, 15A AND 16, BLOCK 7, UPPER VALLEY SURVEYS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

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

That the zoning of the following parcels be changed within the meaning of the Zoning Ordinance of the City of El Paso and that the Zoning Map of the City of El Paso be revised accordingly:

1. Parcel No. 1, more particularly described as all of Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

2. Parcel No. 2, more particularly described as all of Tract 59A, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

   As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

3. Parcel No. 3, more particularly described as all of Tract 1B, Manuel Gonzalez Survey No. 186, shall be changed from R-3 (Residential) to C-4 (Commercial).

009332

201

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

4. Parcel No. 6, more particularly described as all of Tracts 1C and 1D, Block 10, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-F (Ranch/Farm).

5. Parcel No. 7, more particularly described as all of Tract 7B13, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

6. Parcel No. 8, more particularly described as all of Tracts 6D and 6F, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

7. L-Shaped Parcel, more particularly described as all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision, and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.

PASSED AND APPROVED this 29th day of March, 1988.

Mayor

ATTEST:

City Clerk

SIGNATURES CONTINUED ON NEXT PAGE



009332

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning,
Research and Development

ZNG6:5356.88



009332

379

# ATTACHMENT 4

**Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITION** of the rezoning request. The proposed zoning district is compatible with commercial and residential uses in the surrounding area. It is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan, aligns with the G-4 Suburban (Walkable) for the future land use designation, and complies with the Upper Valley Plan. The recommended condition is the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*

**Planning and Inspections Department – Plan Review & Landscaping Division**

No comments provided.

**Planning and Inspections Department – Land Development**

1. On site ponding within the subject lot is required. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into existing pond on site. Lot historically receives stormwater for all of lot 1071 Country Club Road existing shopping center.
2. Verify proposed ponding area has enough capacity to hold the proposed developed runoff for a designated 100-yr. storm event.

**Fire Department**

No adverse comments.

**Police Department**

No comments provided.

**Environment Services**

No comments provided.

**Streets and Maintenance Department**

No objections to application. No TIA is required.

**Sun Metro**

Does not affect Sun Metro transit operations or services.

**El Paso Water**

EPWater-PSB does not object to this request.

There is an existing 8-inch diameter water main that extends along River Run St. This main is available for service.

Previous water pressure reading from fire hydrant #7364, located on the southeast corner of River Run St. and Kathrine Ct., has yielded a static pressure of 74 (psi), a residual pressure of 72 (psi), and a discharge of 0 (gpm).

**Sanitary Sewer**

There is an existing 8-inch diameter sanitary sewer main that extends along River Run St. This main is available for service.

**General**

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:**
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 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.

EPWater-SW requires on-site retention of all developed runoff; River Run Dr. is not designed to accept any outside runoff.

Any proposed ponding area/s shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond/s as “Private”.

**Texas Department of Transportation**
No comments provided.

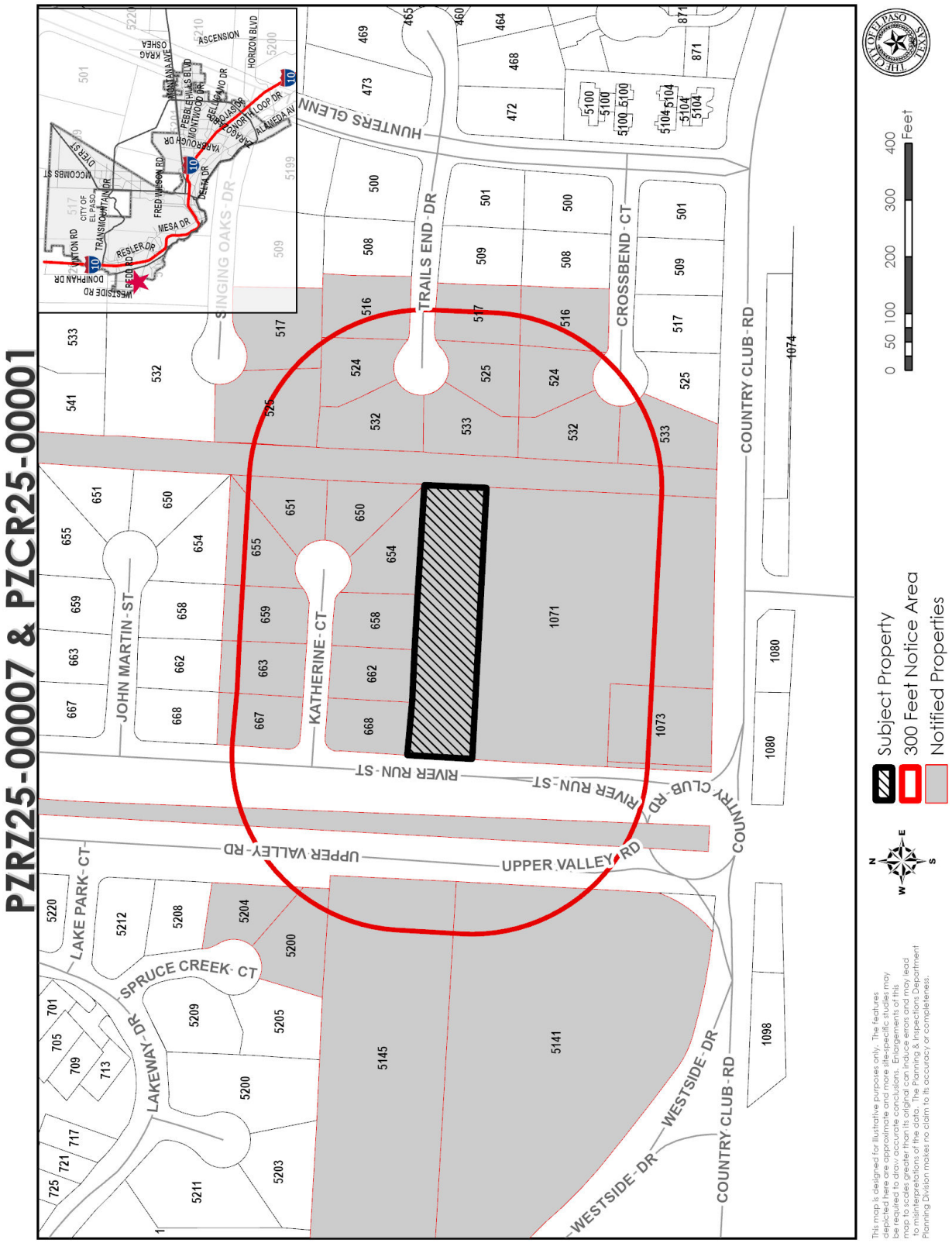
**El Paso County Water Improvement District #1**
No comments provided.

**911 District**
No comments/concerns regarding this zoning.

**El Paso Electric**
No comments.

**Texas Gas Service**
Texas Gas Service has a main line through the back of the existing building at 1071 Country Club.

# ATTACHMENT 5



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | |
| Business Name | Upper Valley Investment Corp. |
| Agenda Item Type | Rezoning and condition release |
| Relevant Department | Planning |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Aaron Barraza Digitally signed by Aaron Barraza Date: 2025.06.04 09:38:42 -06'00' Date: 06/04/2025

**File #:** 25-733, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance releasing all conditions placed on property by Ordinance No. 9332 which changed the zoning of Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, 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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZCR25-00001

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Blanca Perez **PHONE NUMBER:** (915) 212-1561

**DISTRICT(S) AFFECTED:** 1

**STRATEGIC GOAL:**

#3 Promote the Visual Image of El Paso

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

An ordinance releasing all conditions placed on property by Ordinance No. 9332 which changed the zoning of Lot 1, Block 1, River Run Subdivision Unit One, 1071 Country Club Road, 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: 1071 Country Club Rd.
Applicant: Upper Valley Investment Corporation, PZCR25-00001

**BACKGROUND / DISCUSSION:**

The applicant is requesting to release the existing condition to allow retail establishment. City Plan Commission recommended 7-0 to approve the proposed condition release on April 10, 2025. As of June 10, 2025, the Planning Division has recived four (4) calls of inquiry and one (1) call in support to the condition release request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etive

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 9332 WHICH CHANGED THE ZONING OF LOT 1, BLOCK 1, RIVER RUN SUBDIVISION UNIT ONE, 1071 COUNTRY CLUB ROAD, 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 *LOT 1, BLOCK 1, RIVER RUN SUBDIVISION UNIT ONE, City of El Paso, El Paso County, Texas,* was changed by Ordinance No. 9332 approved by City Council on MARCH 29, 1988; 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:**

1. That all of the zoning conditions imposed by Ordinance No. *9332* approved by City Council on *MARCH 29, 1988*, 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:*

*AS A SPECIAL PROTECTIVE CONDITION WHICH WILL MINIMIZE ANY POTENTIAL ADVERSE IMPACT, AND TO ENSURE THE APPROPRIATNESS OF THIS LAND USE, ALL LOTS MUST BE DEVELOPED TO A MINIMUM LOT SIZE OF 13,500 SQUARE FEET.*

*(All signatures following page)*

**PASSED AND APPROVED this _____ day of _____, 2025.**

**THE CITY OF EL PASO**

_____
**Renard U. Johnson**
Mayor

**ATTEST:**

_____
**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

Russel T. Abeln
_____
**Russell T. Abeln**
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Philip Etiwe
_____
**Philip F. Etiwe, Director**
Planning and Inspections Department

Exhibit "A"

009332

AN ORDINANCE CHANGING THE ZONING OF TRACTS 41C, 41C1, 42C, 42C1 AND 42C2, NELLIE D. MUNDY SURVEY NO. 241; TRACT 59A, NELLIE D. MUNDY SURVEY NO. 241; TRACT 1B, MANUEL GONZALEZ SURVEY NO. 186; TRACTS 1C AND 1D, BLOCK 10, UPPER VALLEY SURVEYS; TRACT 7B13, BLOCK 9, UPPER VALLEY SURVEYS; TRACTS 6D AND 6F, BLOCK 9, UPPER VALLEY SURVEYS; ALL OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, RIVER RUN UNIT ONE; AND ALL OF TRACTS 7A, 15A AND 16, BLOCK 7, UPPER VALLEY SURVEYS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

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

That the zoning of the following parcels be changed within the meaning of the Zoning Ordinance of the City of El Paso and that the Zoning Map of the City of El Paso be revised accordingly:

1. Parcel No. 1, more particularly described as all of Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

2. Parcel No. 2, more particularly described as all of Tract 59A, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

   As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

3. Parcel No. 3, more particularly described as all of Tract 1B, Manuel Gonzalez Survey No. 186, shall be changed from R-3 (Residential) to C-4 (Commercial).

009332

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

4. Parcel No. 6, more particularly described as all of Tracts 1C and 1D, Block 10, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-F (Ranch/Farm).

5. Parcel No. 7, more particularly described as all of Tract 7B13, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

6. Parcel No. 8, more particularly described as all of Tracts 6D and 6F, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

7. L-Shaped Parcel, more particularly described as all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision, and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.

PASSED AND APPROVED this 29th day of March, 1988.

Mayor

ATTEST:

City Clerk

SIGNATURES CONTINUED ON NEXT PAGE



009332

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning,
Research and Development

ZNG6:5356.88



009332

ZONING

# 1071 Country Club

*City Plan Commission — April 10, 2025*

CONDITION RELEASE

| | |
|---|---|
| **CASE NUMBER:** | **PZCR25-00001** |
| **CASE MANAGER:** | Blanca Perez, (915) 212-156, PerezBM@elpasotexas.gov |
| **PROPERTY OWNER:** | Upper Valley Investment Corporation |
| **REPRESENTATIVE:** | Aaron Barraza |
| **LOCATION:** | 1071 Country Club Rd. (District 1) |
| **PROPERTY AREA:** | 1.18 acres |
| **REQUEST:** | Release condition imposed by Ordinance No. 9332 |
| **RELATED APPLICATIONS:** | PZRZ25-00007 – Rezoning Application |
| **PUBLIC INPUT:** | Four (4) calls in inquiry and one (1) phone call in support received as of April 3, 2025. |

**SUMMARY OF REQUEST:** The applicant is requesting to release the condition imposed by Ordinance No. 9332, dated March 29, 1988 on the subject property.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. This recommendation would allow for future development on 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.

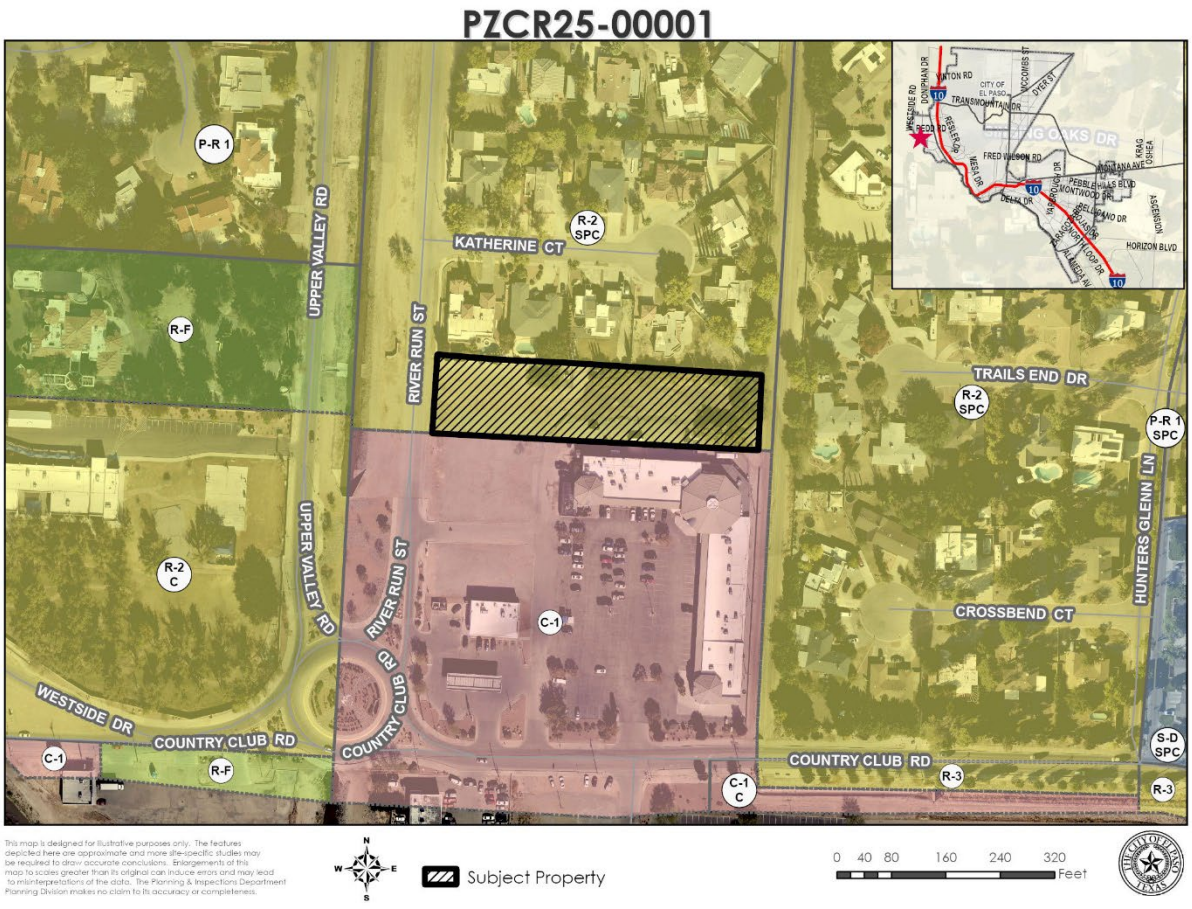



*Figure A. Subject Property & Immediate Surroundings*

**DESCRIPTION OF REQUEST:** The applicant is requesting the release of the condition imposed by Ordinance No. 9332, dated March 29, 1988, as it would no longer be applicable upon rezoning the subject property to match the zoning of the existing commercial development. The subject property is part of a larger commercial development and currently functions as an on-site ponding area. The conceptual site plan shows an existing retail building on the site, with primary access from River Run Street and Country Club Road.

**PREVIOUS CASE HISTORY:** On March 29, 1988, City Council approved of the rezoning of the subject property from R-3 (Residential) to R-2 (Residential) for an L-shaped parcel with the following condition imposed by ordinance 9332:

> *As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.*

**STAFF ANALYSIS:** The applicant is requesting the release of the condition, as it would no longer be applicable upon rezoning of the subject property. The condition was originally imposed to prevent higher density residential development in the area. However, the subject property was never developed in conjunction with the residential subdivision to the north and instead forms part of a larger, existing commercial development.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The existing retail establishment and the C-1 (Commercial) zoning district are compatible with the surrounding land uses and zoning. To the south, the property is adjacent to other C-1 (Commercial) zoned land, which includes the remainder of the existing retail establishment. To the east and south, the property borders R-2/spc (Residential/special protective conditions) zones that are developed with single-family homes. To the west, across River Run Street, the land is zoned R-F (Ranch and Farm) and includes a single-family home, as well as R-2/c (Residential/conditions) zoning that contains a school. The nearest school, The Linguistic Academy of El Paso, is approximately 0.3 miles away, and the nearest public park, Mary Frances Keisling Park, is about 1.5 miles from the site.

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed condition release is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-4 – Suburban (Walkable):** 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. | Yes. The condition release is necessary, as the subject property is being rezoned to align with the existing commercial development, rendering the condition no longer applicable. Additionally, the proposed zoning is consistent with the G-4, Suburban (Walkable) Future Land Use designation of *Plan El Paso* and complies with the Upper Valley Plan. |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br>**C-1 (Commercial) District:** The purpose of the district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the district will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities. | Yes. The proposed C-1 (Commercial) zoning district will provide for the integration of light commercial uses with adjacent R-2 (Residential) and C-1 (Commercial) zoning districts. |
| **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 | Yes. The release of the condition will allow the subject property to be developed in a manner consistent with the adjacent commercial development, as it is proposed to be rezoned under application PZRZ25-00007. |

| | |
|---|---|
| property on the block with an alternative zoning district, density, use and/or land use. | |
| **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. | Yes. The property is located within the Upper Valley Plan and there will be no effects created by releasing the condition. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | No adverse effects are anticipated by the condition release of the subject property. |
| **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 has been stable within the last 10 years. Rezoning application running concurrently with this application. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The subject property borders River Run Street and Country Club Road which are designated as a local street and major arterial, respectively, under the City's Major Thoroughfare Plan (MTP). Access is proposed from River Run Street. The classification of this street is appropriate for the proposed development. Existing infrastructure and services are adequate to serve the proposed development. There is one (1) bus stop within walkable distance (0.25 miles) of the subject property, located near Country Club Road at a 0.13-mile distance from the subject property.

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

**PUBLIC COMMENT:** The subject property lies within two (2) neighborhood associations, including Mary Francis Neighborhood Association and Upper Valley Neighborhood Association, which were notified of the rezoning and condition release by the applicant. The applicant conducted direct outreach to the abutting residential property owners along Katherine Court and obtained five (5) signatures in support of the proposed rezoning. Public notices were mailed to property owners within 300 feet on March 28, 2025. As of April 3, 2025, the planning division has received four (4) calls of inquiry and one (1) phone call in support of the rezoning and condition release request.

**RELATED APPLICATIONS:** Rezoning application PZRZ25-00007 is running concurrently with this application. The rezoning application request is to rezone from R-2 (Residential) to C-1 (Commercial) to allow for a proposed retail development.

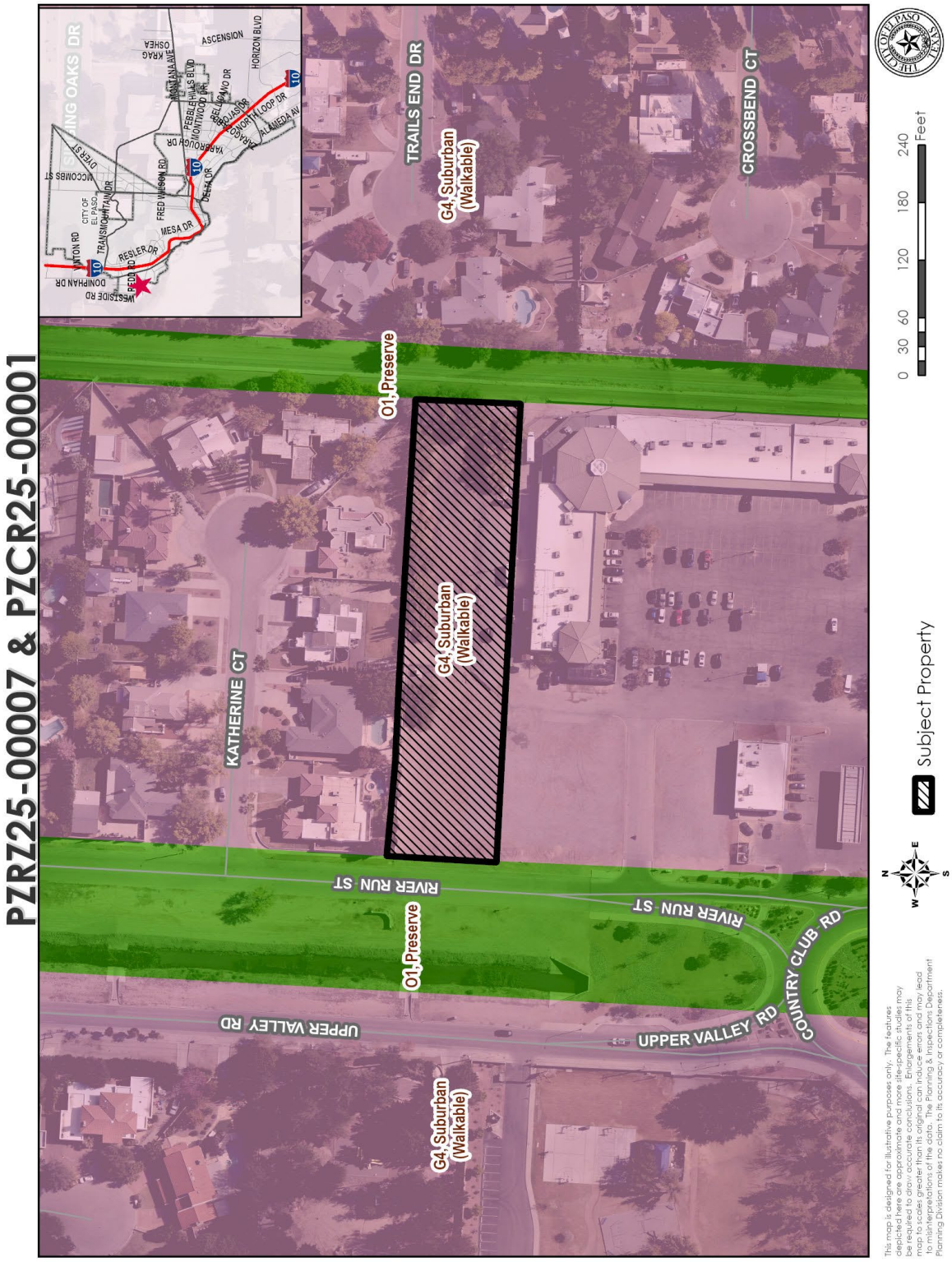
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

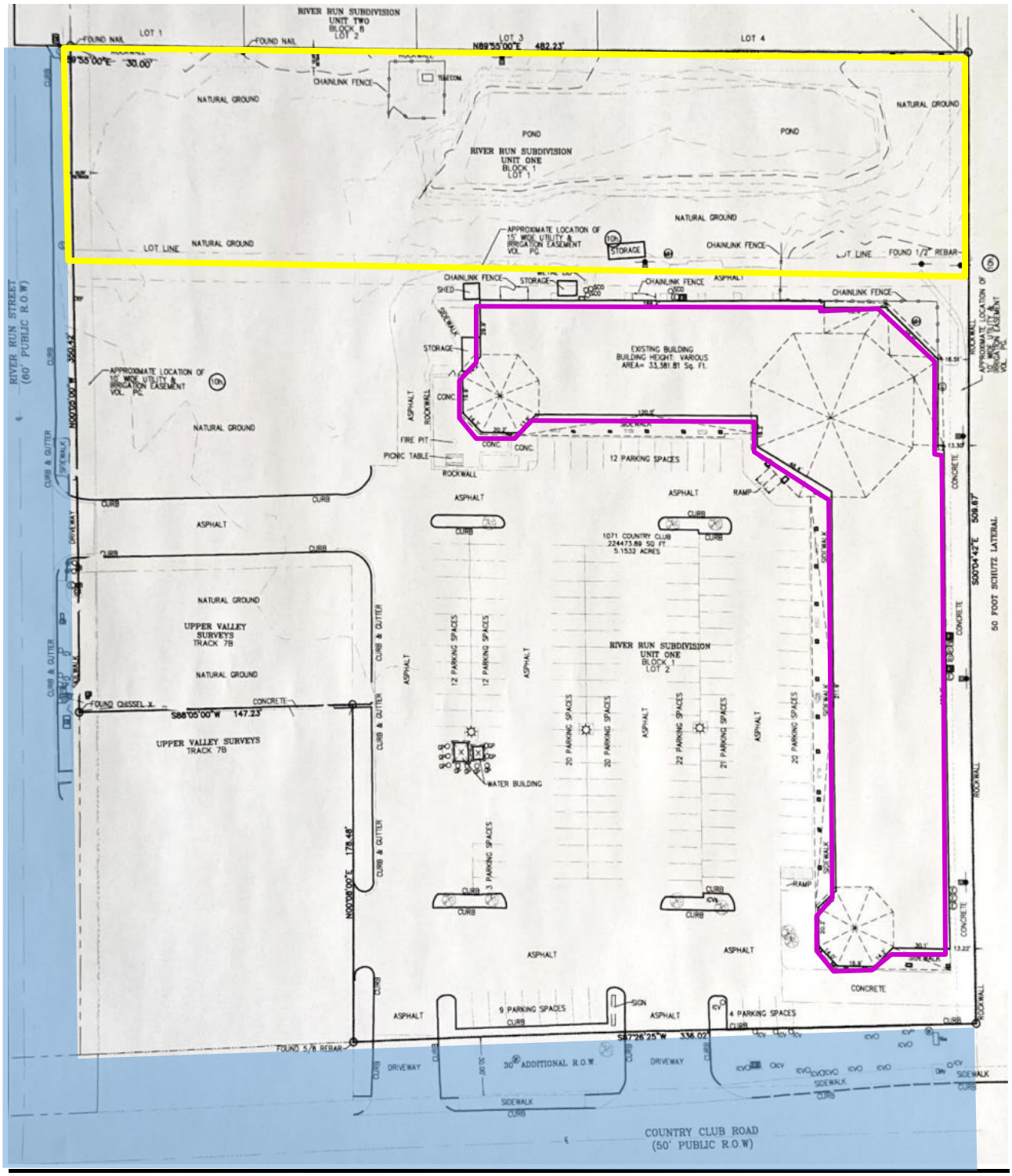
**ATTACHMENTS:**

1. Future Land Use Map
2. Conceptual Site Plan
3. Ordinance No. 9332
4. Department Comments
5. Neighborhood Notification Boundary Map

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

009332

AN ORDINANCE CHANGING THE ZONING OF TRACTS 41C, 41C1, 42C, 42C1 AND 42C2, NELLIE D. MUNDY SURVEY NO. 241; TRACT 59A, NELLIE D. MUNDY SURVEY NO. 241; TRACT 1B, MANUEL GONZALEZ SURVEY NO. 186; TRACTS 1C AND 1D, BLOCK 10, UPPER VALLEY SURVEYS; TRACT 7B13, BLOCK 9, UPPER VALLEY SURVEYS; TRACTS 6D AND 6F, BLOCK 9, UPPER VALLEY SURVEYS; ALL OF LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, RIVER RUN UNIT ONE; AND ALL OF TRACTS 7A, 15A AND 16, BLOCK 7, UPPER VALLEY SURVEYS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO CITY CODE.

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

That the zoning of the following parcels be changed within the meaning of the Zoning Ordinance of the City of El Paso and that the Zoning Map of the City of El Paso be revised accordingly:

1. Parcel No. 1, more particularly described as all of Tracts 41C, 41C1, 42C, 42C1, and 42C2, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

2. Parcel No. 2, more particularly described as all of Tract 59A, Nellie D. Mundy Survey No. 241, shall be changed from R-3 (Residential) to C-4 (Commercial).

   As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

3. Parcel No. 3, more particularly described as all of Tract 1B, Manuel Gonzalez Survey No. 186, shall be changed from R-3 (Residential) to C-4 (Commercial).

009332

201

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, the property owners shall be required to dedicate ten feet (10') of additional right-of-way for the widening of Artcraft Road.

4. Parcel No. 6, more particularly described as all of Tracts 1C and 1D, Block 10, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-F (Ranch/Farm).

5. Parcel No. 7, more particularly described as all of Tract 7B13, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

6. Parcel No. 8, more particularly described as all of Tracts 6D and 6F, Block 9, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

7. L-Shaped Parcel, more particularly described as all of Lot 1, Block 1, and Lot 1, Block 2, River Run Unit One Subdivision, and all of Tracts 7A, 15A and 16, Block 7, Upper Valley Surveys, shall be changed from R-3 (Residential) to R-2 (Residential).

As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.

PASSED AND APPROVED this 29th day of March, 1988.

Mayor

ATTEST:

City Clerk

SIGNATURES CONTINUED ON NEXT PAGE

2

009332

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning,
Research and Development

ZNG6:5356.88



009332

379

# ATTACHMENT 4

**Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL** of the request. This recommendation would allow for future development on 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**

No comments provided.

**Planning and Inspections Department – Land Development**

1. On site ponding within the subject lot is required. Show proposed drainage flow patterns on the site plan showing how all storm-water runoff will flow into existing pond on site. Lot historically receives stormwater for all of lot 1071 Country Club Road existing shopping center.
2. Verify proposed ponding area has enough capacity to hold the proposed developed runoff for a designated 100-yr. storm event.

Note: Generalized site plan is not being reviewed for compliance. On-site ponding already existing, no development is being proposed.

**Fire Department**

No adverse comments.

**Police Department**

No comments provided.

**Environment Services**

No comments provided.

**Streets and Maintenance Department**

No objections to application. No TIA is required.

**Sun Metro**

Does not affect Sun Metro transit operations or services.

**El Paso Water**

EPWater-PSB does not object to this request.

There is an existing 8-inch diameter water main that extends along River Run St. This main is available for service.

Previous water pressure reading from fire hydrant #7364, located on the southeast corner of River Run St. and Kathrine Ct., has yielded a static pressure of 74 (psi), a residual pressure of 72 (psi), and a discharge of 0 (gpm).

**Sanitary Sewer**

There is an existing 8-inch diameter sanitary sewer main that extends along River Run St. This main is available for service.

**General**

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:**
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 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.

EPWater-SW requires on-site retention of all developed runoff; River Run Dr. is not designed to accept any outside runoff.

Any proposed ponding area/s shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond/s as "Private".

**Texas Department of Transportation**
No comments provided.

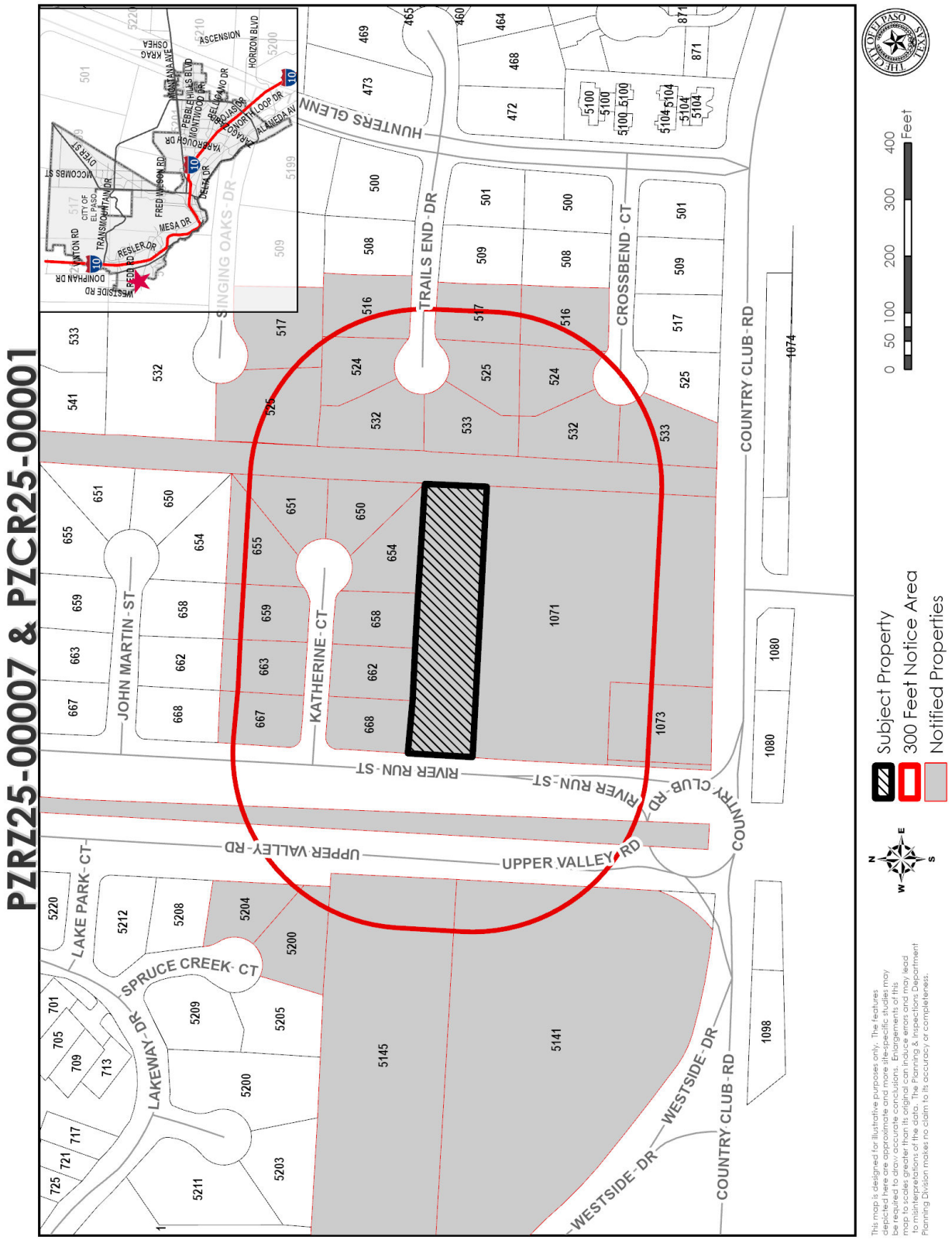
**El Paso County Water Improvement District #1**
No comments provided.

**911 District**
No comments/concerns regarding this zoning.

**El Paso Electric**
No comments.

**Texas Gas Service**
Texas Gas Service has a main line through the back of the existing building at 1071 Country Club.

# ATTACHMENT 5



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | |
| Business Name | Upper Valley Investment Corp. |
| Agenda Item Type | Rezoning and condition release |
| Relevant Department | Planning |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Aaron Barraza Digitally signed by Aaron Barraza Date: 2025.06.04 09:38:42 -06'00' Date: 06/04/2025

**File #:** 25-734, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 3**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of all of Lots 58 and 59, save and except a portion thereof, Block 3, Lafayette Place, 525 Lafayette Drive, City of El Paso, El Paso County, Texas from R-3 (Residential) to A-2 (Apartment), and imposing conditions. 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: 525 Lafayette Drive
Applicant: MVG Limitless Group, LLC. PZRZ25-00006

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Blanca Perez **PHONE NUMBER:** (915) 212-1561

**DISTRICT(S) AFFECTED:** 3

**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 all of Lots 58 and 59, save and except a portion thereof, Block 3, Lafayette Place, 525 Lafayette Drive, City of El Paso, El Paso County, Texas from R-3 (Residential) to A-2 (Apartment), and imposing conditions. 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: 525 Lafayette Drive
Applicant: MVG Limitless Group, LLC. PZRZ25-00006

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-3 (Residential) to A-2 (Apartment) to allow apartments. City Plan Commission recommended 7-0 to approve the proposed rezoning request on May 8, 2025. As of June 10, 2025, the Planning Division has received two (2) calls of inquiry and has not received any communication in support or opposition of the rezoning request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Tiwe

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF ALL OF LOTS 58 AND 59, SAVE AND EXCEPT A PORTION THEREOF, BLOCK 3, LAFAYETTE PLACE, 525 LAFAYETTE DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO A-2 (APARTMENT), 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 *All of Lots 58 and 59, save and except a portion thereof, Block 3, Lafayette Place, 525 Lafayete Place, 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-3 (Residential)** to **A-2 (Apartment)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required adjacent to Bowman Lateral/Mesa Drain.*

2. *That a Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

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

*(Signature following page)*

**ADOPTED** this _____ day of _____, **2025**.

**THE CITY OF EL PASO**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

Russell T. Abeln
_____
Russell T. Abeln
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Philip Etiwe
_____
Philip F. Etiwe, Director
Planning & Inspections Department

# "Exhibit A"

METES AND BOUNDS

Description of a parcel of land being all of Lots 58 and 59, Block 3, Lafayette Place, City of El Paso, El Paso County, Texas recorded in Volume 13, Page 38, saved and excepted a portion thereof described by metes and bounds in Exhibit A of the property Title Commitment. Said parcel of land being more particularly described by metes and bounds as follows:

Beginning at the Northernmost corner of said Lot 58 (found pipe);

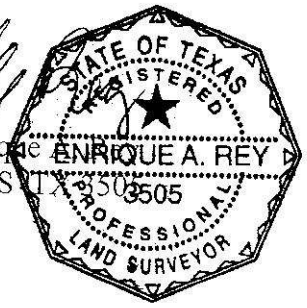
Thence S29°43'02"E, along the common boundary line of Lots 57 and 58, Block 3, Lafayette Place, a distance of 250.00 feet, to a point on the Northerly ROW line of Lafayette Dr. also being the Southeasterly corner of said Lot 58;

Thence S60°16'58"W along said Northerly ROW line of Lafayette Dr., a distance of 63.63 feet to a point for a corner;

Thence S62°01'51"W along the same ROW line of Lafayette Dr., a distance of 97.69 feet to a point that marks the Southwesterly corner of Lot 59 also located on the Northwesterly ROW line of the Mesa Drain (120 feet ROW);

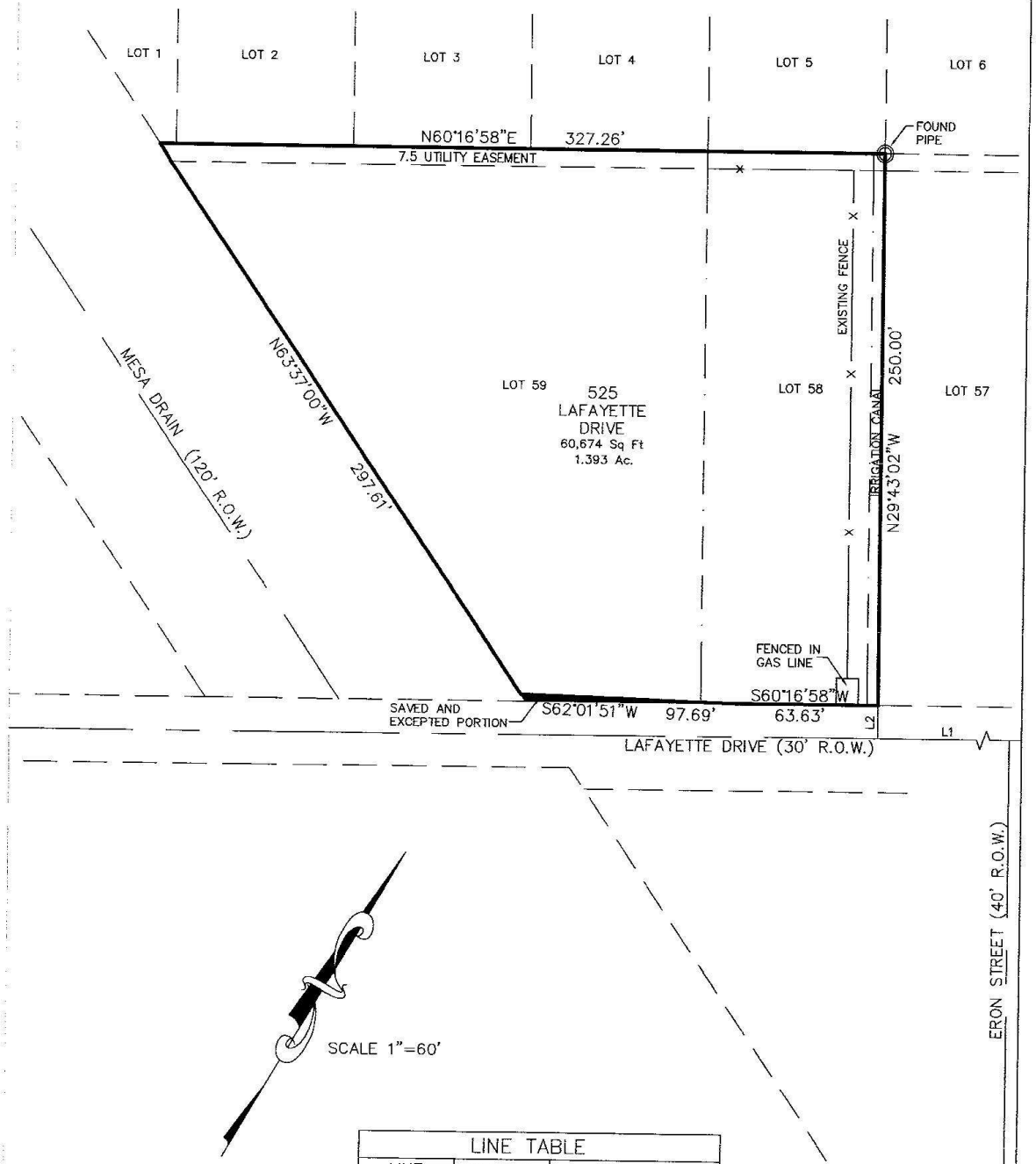
Thence along said Mesa Drain ROW line, N63°37'00"W, a distance of 297.61 feet to a point that marks the Northwesterly corner of said Lot 59;

Thence N60°16'58"E along the Northwesterly boundary line of said Lots 58 and 59, a distance of 327.26 feet to the point of beginning of this description. Said parcel of land contains 60,674 square feet or 1.393 acres of land more or less.




Enrique A. Rey
TPLS TX 3505

Thursday, September 08, 2022




| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 199.57 | S60°16'58"W |
| L2 | 15.00 | N29°43'02"W |

*PLAT OF SURVEY BEING ALL OF LOTS 58 AND 59, SAVE AND EXCEPT A PORTION THEREOF, BLOCK 3' LAFAYETTE PLACE CITY OF EL PASO, EL PASO COUNTY, TEXAS RECORDED IN VOLUME 13, PAGE 38 SAVED AND EXCEPTED PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" (BY OTHERS) EL PASO COUNTY RECORDS*

*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*

STATE OF TEXAS REGISTERED ENRIQUE A. REY 3505 PROFESSIONAL LAND SURVEYOR

*ENRIQUE A. REY*
*REGISTERED PROFESSIONAL LAND SURVEYOR*
*TEXAS NO. 3505*

*NOTE:*
*THIS PROPERTY LIES IN ZONE C, AS DESIGNATED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.480214 0045C, DATED, FEBRUARY 16, 2006 EL PASO COUNTY, TEXAS*

| | |
|---|---|
| D.M. | JULY 28, 2022 |
| JOB NO. 2022-166 | TEXAS TITLE |


REY ENGINEERING INC.
CONSULTING ENGINEERING-SURVEYING-LAND PLANNING
9434 VISCOUNT DR. SUITE 148 EL PASO TEXAS, 79925
PH. (915)309-1889 FAX (915) 633-8060
TEXAS FIRM REGISTRATION F-3368


P:_2022\2022 SURVEYS\LAFAYETTE525-2.dwg, HP83E181 (HP OfficeJet Pro 7740 series)

# 525 Lafayette

*City Plan Commission — May 8, 2025*

REZONING

| | |
|---|---|
| **CASE NUMBER:** | **PZRZ25-00006** |
| **CASE MANAGER:** | Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov |
| **PROPERTY OWNER:** | MVG Limitless Group, LLC |
| **REPRESENTATIVE:** | Ray Mancera |
| **LOCATION:** | 525 Lafayette Dr. (District 3) |
| **PROPERTY AREA:** | 1.39 acres |
| **REQUEST:** | Rezone from R-3 (Residential) to A-2 (Apartment) |
| **RELATED APPLICATIONS:** | None |
| **PUBLIC INPUT:** | Received two (2) calls of inquiry as of May 1, 2025 |

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property form R-3 (Residential) to A-2 (Apartment) to allow apartments (five or more units).

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the request. This recommendation is based on the consistency of the request with Plan El Paso, the City's adopted Comprehensive Plan, for the G-3, Post-War future land use designation. The conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required adjacent to Bowman Lateral/Mesa Drain.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

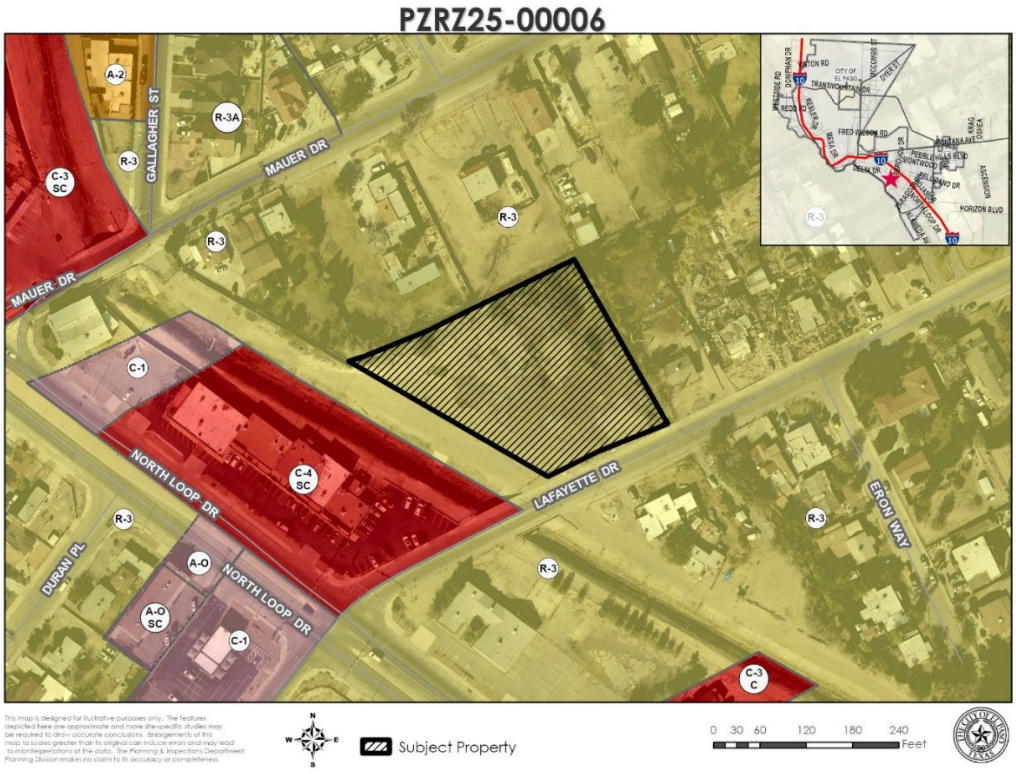



*Figure A. Subject Property & Immediate Surroundings*

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-3 (Residential) to A-2 (Apartment) to allow for apartments (five or more units). The subject property is approximately 1.39 acres in size. The conceptual site plan shows five (5) proposed two story buildings with a total of (30) units. This proposal includes (62) parking spaces. Per A-2 (Apartment) zone district, a maximum density of (34) units are allowed on the subject property. Main access to the subject property is provided from Lafayette Drive. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with the residential uses in the area. Properties to the north and east include single-family dwellings zoned R-3 (Residential). Properties to the south include apartments zoned R-3 (Residential) and to the west, properties include Bowman Lateral zoned R-3 (Residential) and a retail establishment zoned C-4/sc (Commercial/special contract).

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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. | Yes. The proposed development is compatible with the future land use designation as it will integrate well with the mixed residential uses and nearby commercial establishments within the area. |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br>**A-2 (Apartment) District:** The purpose of these districts 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 neighborhoods to other residential areas, and certain nonresidential uses and support facilities. | Yes. The proposed zoning is compatible with surrounding zoning as the proposed medium density use will integrate with the various types of residential uses, allowing for a mixture of housing types in the area. |
| **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. | Yes. The subject property has access to Lafayette Drive, which is a collector in the City's Major Thoroughfare Plan. The classification of this street is appropriate for the proposed development as it connects to adjacent residential neighborhoods and other commercial establishments on the area. |
| **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 property is not located within any historic districts or any other special designation areas. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | None. There are no anticipated adverse effects on the area. |
| **Natural Environment:** Anticipated effects on the natural environment. | None. The proposed development does not involve green field or environmentally sensitive land or arroyo disturbance. |
| **Stability:** Whether the area is stable or in transition. | Yes. The area is stable and has maintained mixed residential zoning and uses. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Lafayette Drive, a road classified as a collector on the City of El Paso's Major Thoroughfare Plan (MTP) and is adequate for the proposed development. The proposed development is accessible for pedestrian traffic as it provides sidewalks along Lafayette Street and is serviced by one bus stop at a walking distance. The closest bus stop is along North Loop Drive and is 0.19 miles away from the subject property. Lafayette Drive connects to North Loop Drive and Yarbrough Drive, two major arterials under the same plan, and provides accessibility to nearby commercial establishments in the area.

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

**PUBLIC COMMENT:** The subject property lies within three (3) neighborhood associations including Mission Valley Civic Association, Corridor 20 Association and Ralph T. Cloud Neighborhood Association, which were notified about the rezoning by the applicant. Public notice was sent to property owners within 300 feet of the subject property on April 25, 2025. As of May 1, 2025, the Planning Division has received two (2) calls of inquiry and has not received any communication in support or opposition of the rezoning request.

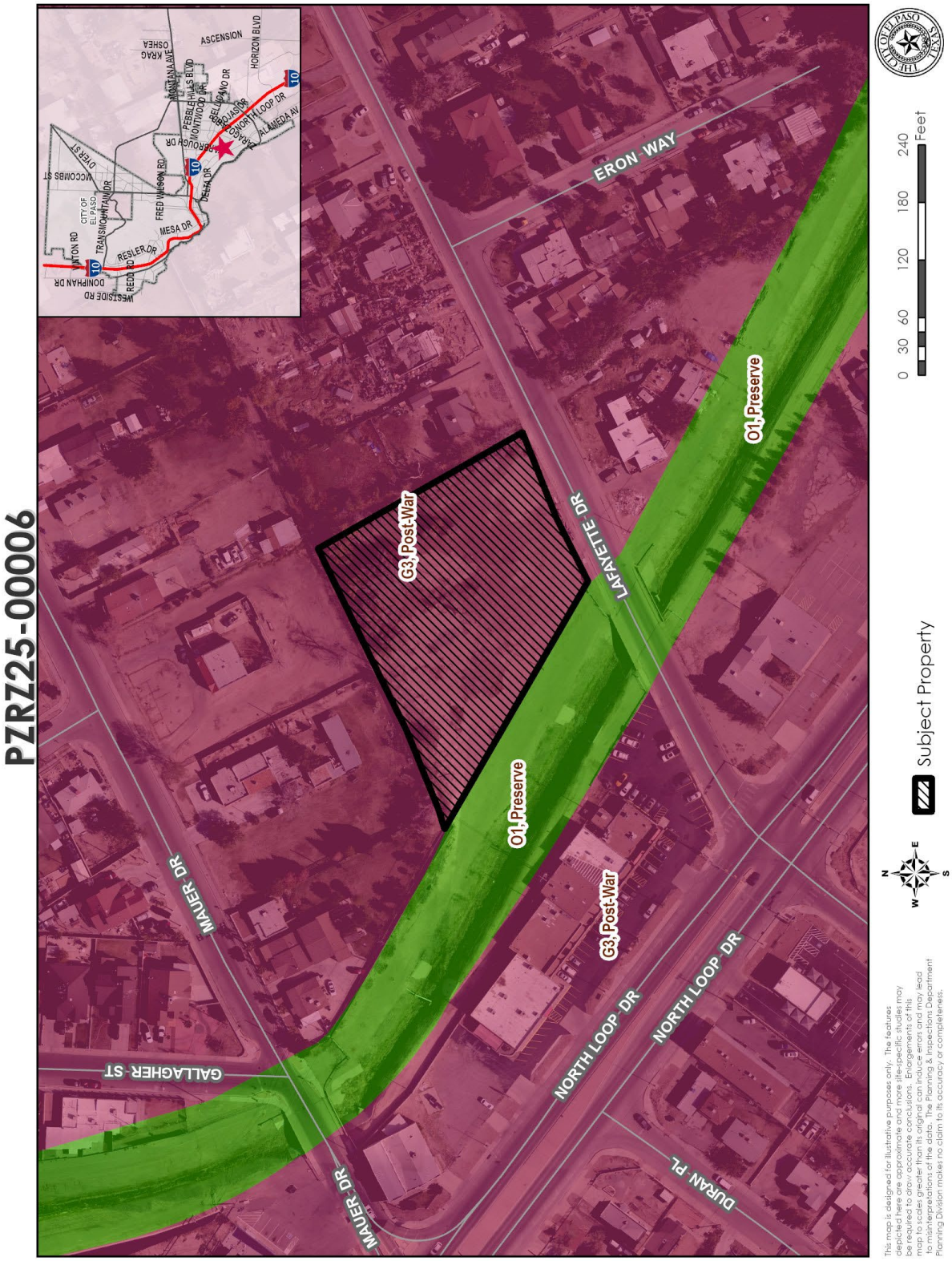
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

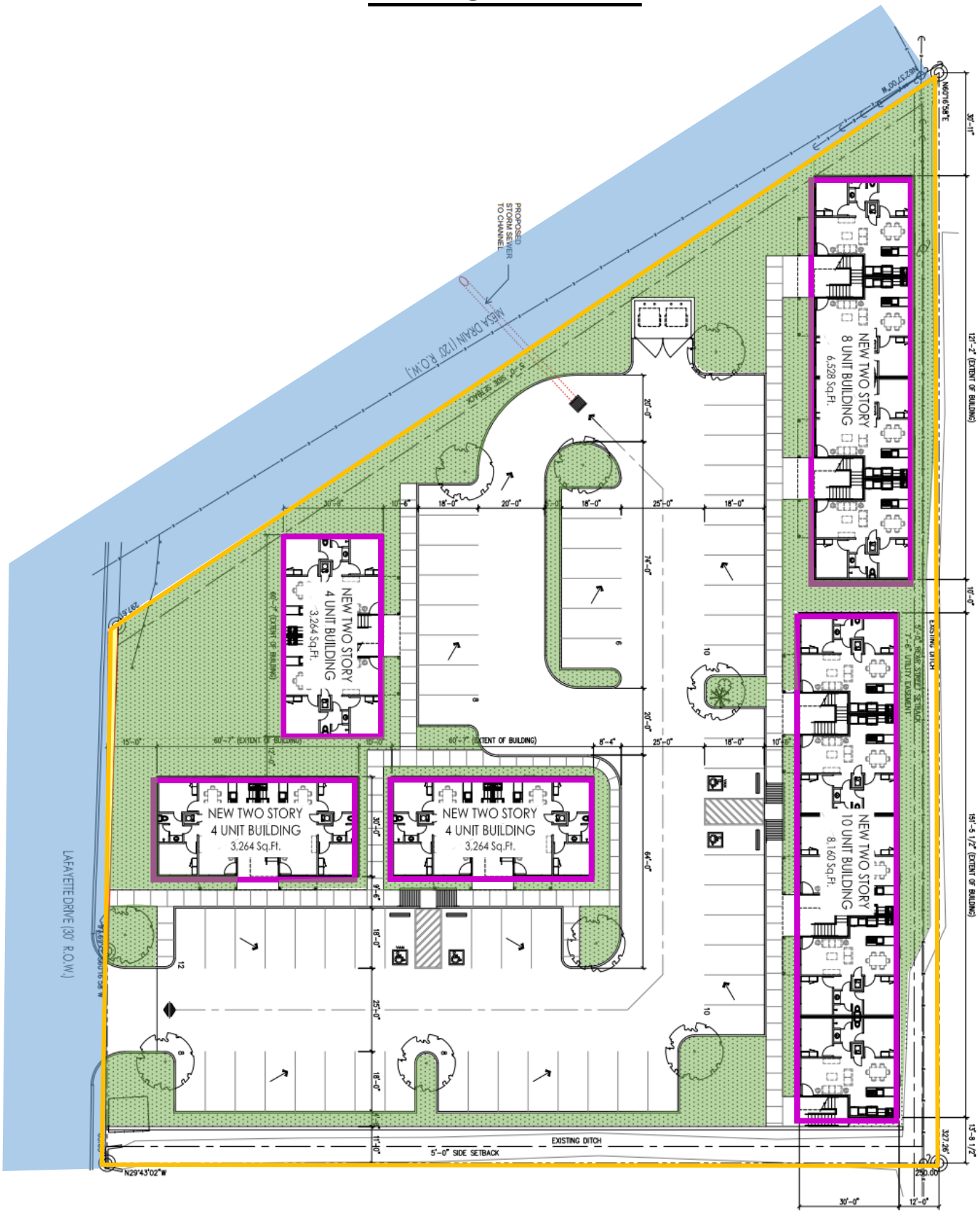
**ATTACHMENTS:**

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

**Planning and Inspections Department - Planning Division**

Staff recommends approval with conditions of the request. This recommendation is based on the consistency of the request with Plan El Paso, the city's adopted Comprehensive Plan, for the G-3, Post-War future land use designation. The conditions are the following:

1. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required adjacent to Bowman Lateral/Mesa Drain.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

**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**

1. 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.
2. Coordinate proposed storm sewer pipe to discharge into the Mesa Drain with EPWU Stormwater Department for their requirements.
3. Dimension proposed driveway width.
4. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals.

**Fire Department**

Recommend approval. No adverse comments.

**Police Department**

No comments provided.

**Environment Services**

No comments provided.

**Streets and Maintenance Department**

No objections to application. No TIA is required.

**Sun Metro**

Does not affect current Sun Metro transit services or operations.

**El Paso Water**

EPWater does not object to this request.

There is an existing 12-inch diameter water main along Lafayette Drive located approximately 10-feet south of the northern right-of-way line. This main is available for service.

Previous water pressure reading from fire hydrant #1814 located on the Northwest Corner of the intersection of Lafayette Dr. and North Loop Dr has yielded a static pressure of 98 psi, a residual pressure 88 psi and a discharge of

1256 gallons per minute. 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 15-inch diameter sanitary sewer main that extends along Lafayette Dr. and is approximately 19-feet south of and parallel to the northern right-of-way line. This main is available for service.

There is an existing 33-inch diameter sanitary sewer main that extends along the Mesa Drain. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

**General**

Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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:**

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 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.

Drainage Improvements to Lafayette Dr. might not include any discharge from this development; check with City of El Paso Mapping Department.

The plan shows a storm sewer connection into the Mesa Drain Channel; permission from El Paso County Water Improvement District #1 will be required.

**Texas Department of Transportation**

No comments provided.

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

No comments provided.

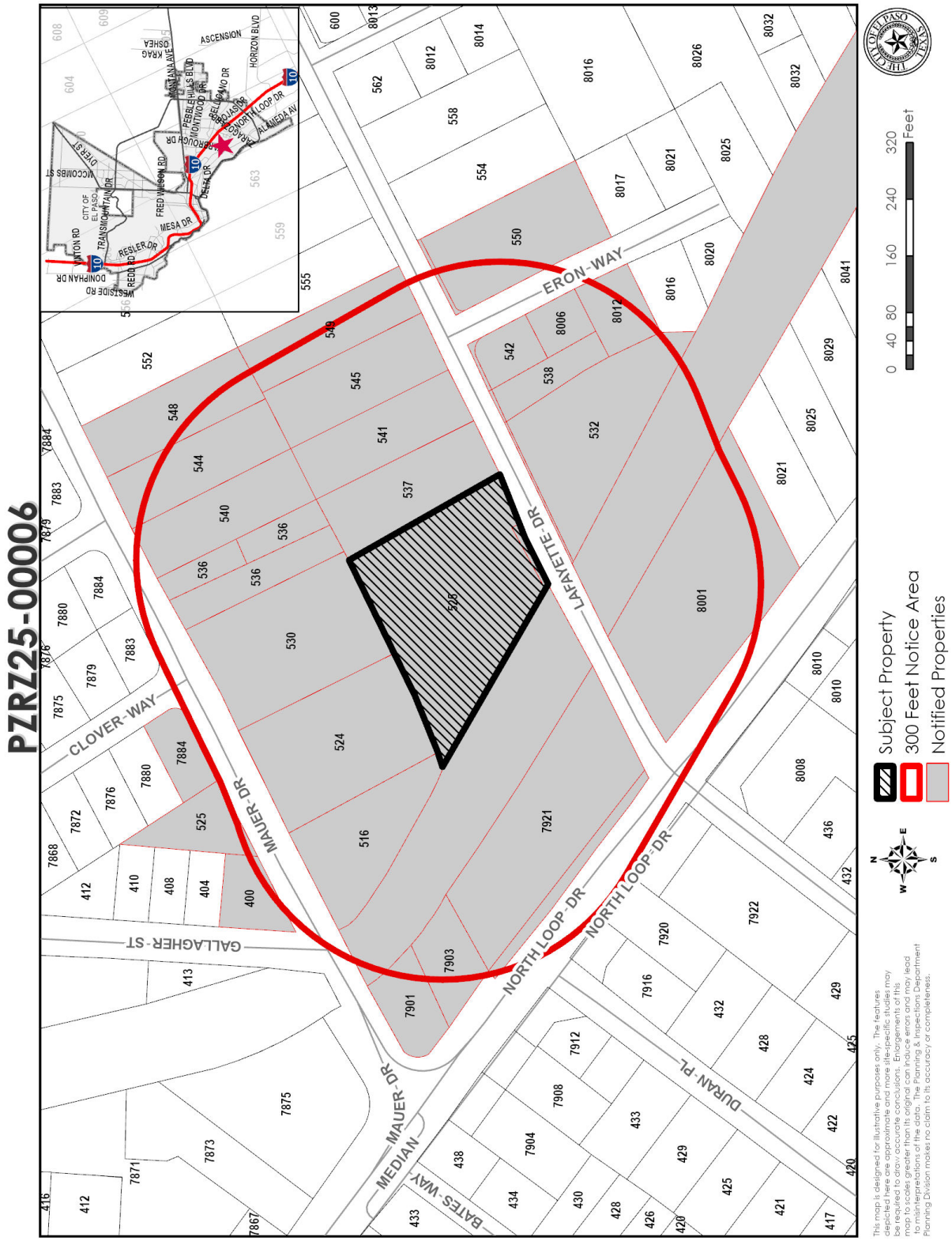
**Texas Gas Service**

Texas Gas Service has an active service line at 525 Lafayette and a Regulator station in the south east corner of the property inside an easement. Also, Texas Gas Service will need an easement to provide gas service to these apartments.

**911 District**

No comments/concerns regarding this zoning.

# ATTACHMENT 4



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | Edgar Goytia |
| Business Name | MVG Limitless Group, LLC. |
| Agenda Item Type | Rezoning Application |
| Relevant Department | Planning |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 01/31/2025

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| District 7 | | |
| District 8 | | |

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Signature: _____ Date: 2-1-25

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

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| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
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**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | RAY MANCERA |
| Business Name | MANCERA Group |
| Agenda Item Type | Rezoning Application |
| Relevant Department | Planning |

**File #:** 25-735, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Andrew Salloum, (915) 212-1603

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of Tracts 1 and 2, SA & MGRR Surveys No. 268, 341 Thorn Avenue, City of El Paso, El Paso County, Texas Parcel 1 from R-3 (Residential) to C-1 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial), and imposing conditions. 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: 341 Thorn Avenue
Applicant: Abdolkarim Saadatkhah, Conde, Inc. PZRZ25-00001

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Andrew Salloum **PHONE NUMBER:** (915) 212-1603

**DISTRICT(S) AFFECTED:** 1

**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 Tracts 1 and 2, SA & MGRR Surveys No. 268, 341 Thorn Avenue, City of El Paso, El Paso County, Texas Parcel 1 from R-3 (Residential) to C-1 (Commercial) and Parcel 2 from R-3 (Residential) to C-3 (Commercial), and imposing conditions. 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: 341 Thorn Avenue
Applicant: Abdolkarim Saadatkhah, Conde, Inc.

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for proposed use of retail establishment; and Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-3 (Commercial) to allow for proposed uses of hotel and automobile (sale, service, storage, and rental). City Plan Commission recommended 7-0 to approve the proposed rezoning with the conditions on May 8, 2025. As of June 9, 2025, the Planning Division has received two (2) phone calls in support of the rezoning request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etiwe

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF TRACTS 1 AND 2, SA & MGRR SURVEYS NO. 268, 341 THORN AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS PARCEL 1 FROM R-3 (RESIDENTIAL) TO C-1 (COMMERCIAL) AND PARCEL 2 FROM R-3 (RESIDENTIAL) TO C-3 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 1 and 2, SA & MGRR Surveys No. 268, 341 Thorn Avenue, 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 **Parcel 1 from R-3 (Residential) to C-1 (Commercial)** and **Parcel 2 from R-3 (Residential) to C-3 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
2. *That only one driveway be permitted for ingress and egress along Thorn Avenue.*
3. *That a driveway to Parcel 2 shall be provided from South Desert Boulevard pending approval from Texas Department of Transportation (TxDOT).*
4. *That no outdoor amplified sound be permitted within the property.*
5. *That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*

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 _____ 2025.

**THE CITY OF EL PASO**

_____

**ATTEST:** **Renard U. Johnson**
Mayor

_____
**Laura D. Prine**
City Clerk

**ORDINANCE NO. _____** **Zoning Case No: PZRZ25-00001**

HQ25-4983|Trans#61227|P&I
341 Thorn Ave. Ordinance Partial Lot w/Condition
RTA

**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

# EXHIBIT "A"

Prepared for: Saadatkham Abdaldalkarim
May 30, 2025
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 1 and 2, SA & MG Survey No. 268, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

The "**TRUE POINT OF BEGINNING**" being a found 1/2" rebar with cap marked TX 5337 on the intersection of the westerly right of way of Interstate Highway No. 10 and the Northerly Right of Way of Thorn Drive, from which a found Texas Department of Transportation brass cap at the intersection of the westerly Right of Way Line of Interstate Highway No. 10 and the southerly Right of Way Line of Thorn Drive Station 542+58.67 bears South 15°11'36" East a distance of 60.00 feet;

Thence along the northerly Right of Way Line of Thorn Avenue, South 74°49'03" West a distance of 726.33 feet to a point on the intersection of the Northerly Right of Way Line of Thorn Avenue and the Easterly Right of Way Line of Ridge Street; from which a found chiseled x on concrete bears South 30°47'08" East a distance of 0.22 feet;

Thence along the easterly Righty of Way Line of Ridge Street, North 03°13'33" East a distance of 959.31 feet to a found mag nail with shiner for the northwesterly corner of Tract 1, SA & MG Survey No. 268;

Thence along the northerly line of Tract 1, SA & MG Survey No. 268, North 74°53'53" East a distance of 210.69 feet to a point;

Thence leaving said line, South 03°13'33" West a distance of 774.56 feet to a point;

Thence, North 74°49'03" East a distance of 457.27 feet to a point;

Thence, South 15°11'36" East a distance of 175.00 feet to the "**TRUE POINT OF BEGINNING**" and containing 276,952 square feet or 6.3579 acres of land more or less.

A survey drawing of even date accompanies this description.

Ron R. Conde R.P.L.S. No. 5152




**CONDE, INC.**
**ENGINEERING / LAND SURVEYING / PLANNING**
**6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283**
**FAX (915) 592-0286 FIRM# 10078100**

Prepared for: Saadatkham Abdaldalkarim
May 30, 2025
(Parcel 2)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 1 and 2, SA & MG Survey No. 268, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1/2" rebar with cap marked TX 5337 on the intersection of the westerly right of way of Interstate Highway No. 10 and the Northerly Right of Way of Thorn Drive, from which a found Texas Department of Transportation brass cap at the intersection of the westerly Right of Way Line of Interstate Highway No. 10 and the southerly Right of Way Line of Thorn Drive Station 542+58.67 bears South 15°11'36" East a distance of 60.00 feet; Thence along the westerly Right of Way Line of Interstate Highway No 10, North 15°11'36" West a distance of 150.00 feet to a found 60d nail for The "**TRUE POINT OF BEGINNING**"

Thence, North 15°11'36" West a distance of 25.00 feet to a point;

Thence, South 74°49'03" West a distance of 457.27 feet to a point;

Thence North 03°13'33" East a distance of 774.56 feet to a point on the northerly line of Tract 1, SA & MG Survey No. 268;

Thence along said line, North 74°53'53" East a distance of 292.88 feet to a point from which a found mag nail in rock wall bears, South 80°50'03" East a distance of 0.45 feet;

Thence, South 03°44'19" East a distance of 418.83 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng;

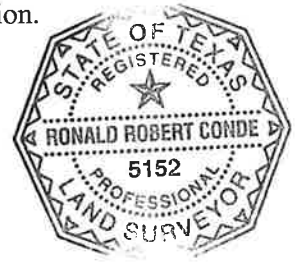
Thence, North 74°59'37" East a distance of 157.99 feet to a found 5/8" rebar with cap marked TX 2449 Roe Eng on the westerly Right of Way line of Interstate Highway No. 10;

Thence along said right of way line, South 03°47'31" East a distance of 355.51 feet to a found 60d nail;

Thence along said right of way line, South 74°48'05" West a distance of 84.89 feet to the "**TRUE POINT OF BEGINNING**" and containing 303,879 square feet or 6.9761 acres of land more or less.

A survey drawing of even date accompanies this description.

Ron R. Conde R.P.L.S. No. 5152




**CONDE, INC.**
**ENGINEERING / LAND SURVEYING / PLANNING**
**6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283**
**FAX (915) 592-0286 FIRM# 10078100**

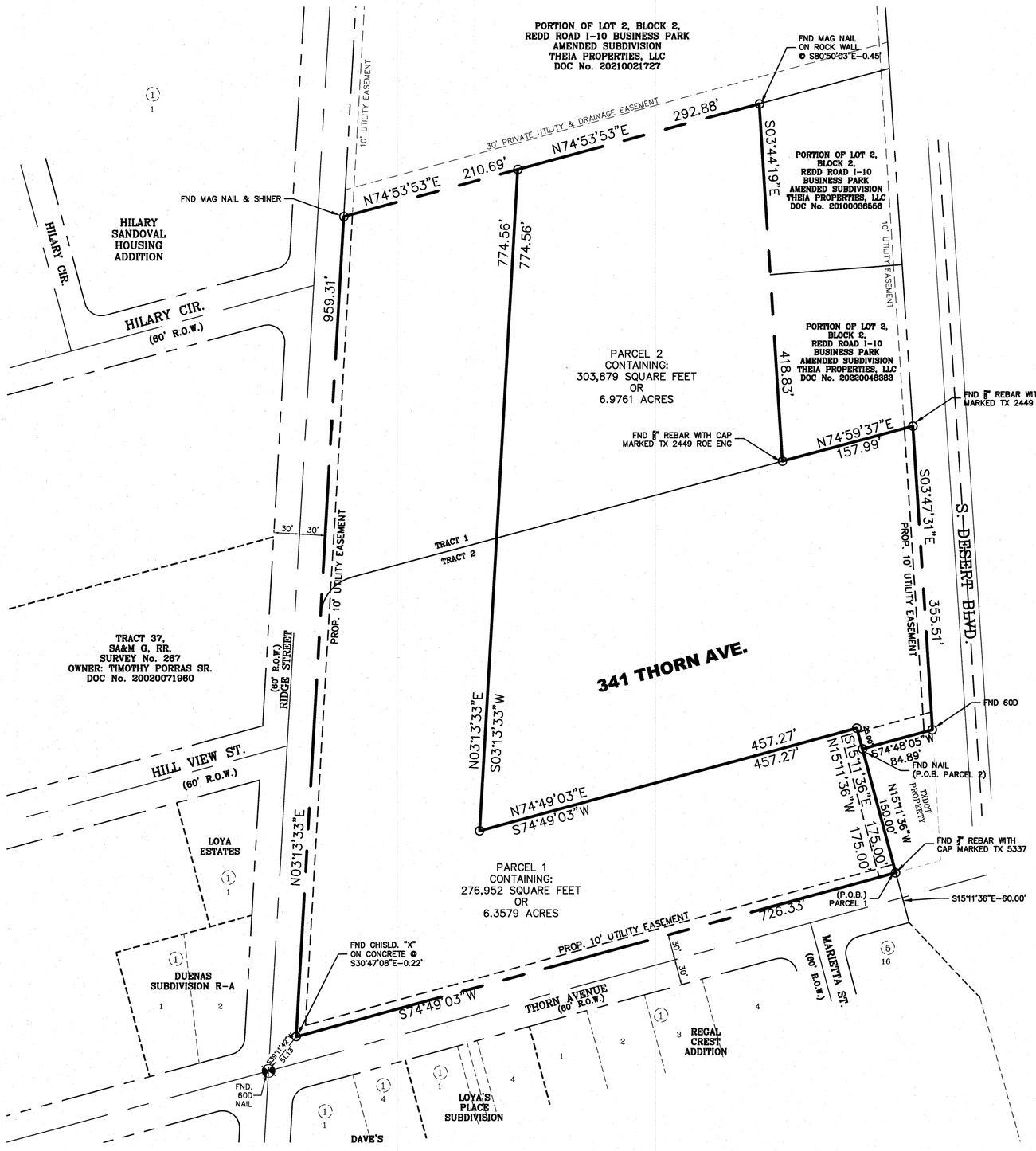
NOTES:

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS DRAWING.

# PLAT OF SURVEY

TRACTS 1 & 2, S.A. & M.G SURVEY NO. 268,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: XXXX ACRES

SCALE: 1"=100'




## CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE FACTS EXISTING AT TIME OF THIS SURVEY.

STATE OF TEXAS · REGISTERED · RONALD ROBERT CONDE · 5152 · PROFESSIONAL LAND SURVEYOR

RON R. CONDE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 5152


CONDE INC.
ENGINEERING/ PLANNING/ LAND SURVEYING/ CADD
6080 SURETY DRIVE-SUITE 100-EL PASO, TEXAS 79905
PHONE (915) 592-0283, FAX (915) 592-0286, FIRM# 10078100



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ALL RIGHTS RESERVED


DRAWN BY: C.C. FIELD: M.S. DATE: 5-30-25 JOB NO. 1124-01 CADD FILE: C:\Users\rconde\Downloads\Tracts 1 & 2.dwg

ZONING

# 341 Thorn

*City Plan Commission — May 8, 2025*

| | |
|---|---|
| **CASE NUMBER:** | **PZRZ25-00001** |
| **CASE MANAGER:** | Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov |
| **PROPERTY OWNER:** | Abdolkarim Saadatkhah |
| **REPRESENTATIVE:** | Conde, Inc. |
| **LOCATION:** | 341 Thorn Ave. (District 1) |
| **PROPERTY AREA:** | 13.33 acres |
| **REQUEST:** | Parcel 1: Rezone from R-3 (Residential) to C-1 (Commercial)<br>Parcel 2: Rezone from R-3 (Residential) to C-3 (Commercial) |
| **RELATED APPLICATIONS:** | SUSU25-00007 – Thorn Estates |
| **PUBLIC INPUT:** | Two (2) phone calls in support received as of May 1, 2025 |

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for proposed use of retail establishment; and Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-3 (Commercial) to allow for proposed uses of hotel and automobile (sale, service, storage, and rental).

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That only one driveway be permitted for ingress and egress along Thorn Avenue.
3. That a driveway to the C-3 property shall be provided from South Desert Boulevard subject to approval from Texas Department of Transportation (TxDOT).
4. That no outdoor amplified sound be permitted within the property.
5. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

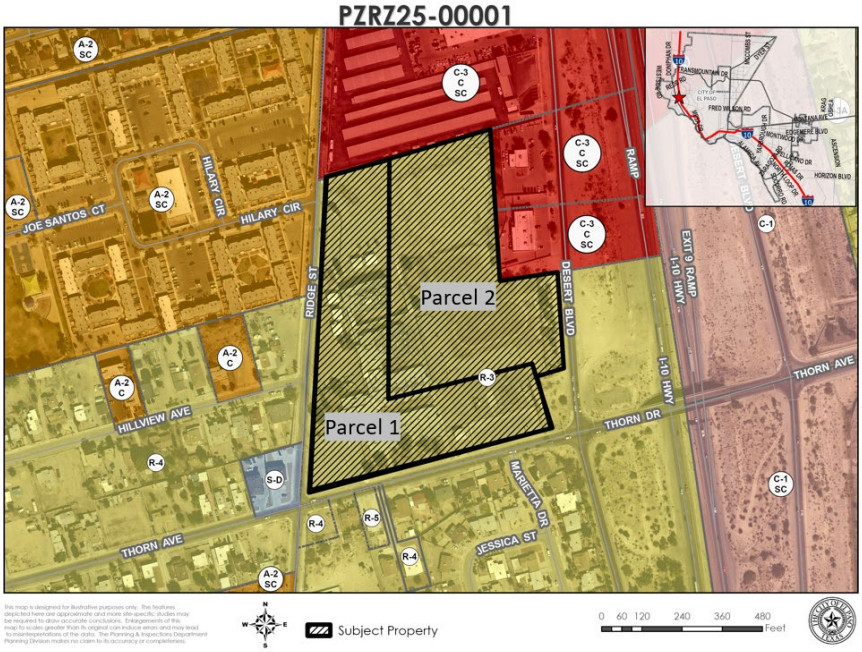



*Figure A. Subject Property & Immediate Surroundings*

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property into two (2) different zoning districts. Parcel 1 is proposed to be rezoned from R-3 (Residential) to C-1 (Commercial) to allow for proposed use of retail establishment; and Parcel 2 is proposed to be rezoned from R-3 (Residential) to C-3 (Commercial) to allow for proposed uses of hotel and automobile (sale, service, storage, and rental). Parcel 1 consists of 6.98 acres and Parcel 2 consists of 6.37 acres, for a combined total of 13.35 acres. The property is currently vacant. The conceptual site plan shows six (6) proposed buildings for retail establishment on Parcel 1 and hotel and automobile (sale, service, storage, and rental) on Parcel 2. The conceptual plan is not under review for zoning requirements and is not binding. Main access to the property is proposed from South Desert Boulevard, Thorn Avenue, and Ridge Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed commercial development is consistent with adjacent commercial uses in the surrounding area. Properties to the north and east are zoned C-3 (Commercial) and R-3 (Residential) and consist of self-storage warehouse, other retail establishment, automobile rental location (satellite), and TxDOT right-of-way; to the south are zoned R-3, R-4 and R-5 (Residential) and consist of single-family and multi-family dwellings; and to the west is zoned R-4 (Residential), S-D (Special Development), and A-2 (Apartment) and consist of single-family dwellings and multi-family dwellings. The closest school is St. Mark's Middle School located 0.53 mile away and the closest park is Thorn Park located 0.29 mile away.

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. 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. | Yes. The subject property and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of *Plan El Paso.* The proposed zoning is compatible with the future land use designation. |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br><br>**C-1 (Commercial) District:** The purpose of this district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.<br><br>**C-3 (Commercial) District:** The purpose of these district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each | Yes. The proposed C-1 (Commercial) and C-3 (Commercial) zoning districts will provide for the integration of commercial uses with adjacent C-3 (Commercial), R-3, R-4, R-5 (Residential), A-2 (Apartment), and S-D (Special Development) zoning districts in the surrounding area. The C-1 (Commercial) will act as a buffer to the C-3 (Commercial). Conditions are recommended to safeguard single-family and multi-family uses allowed in the proximity. |

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| other and to provide for a wide range of types of commercial activity, including light automobile related uses. | |
| **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. | Yes. The subject property has access to South Desert Boulevard, Thorn Avenue, and Ridge Street, which are designated as major arterial, collector, and local street, respectively, in the City's Major Thoroughfare Plan. Staff recommends one driveway be permitted for ingress and egress along Thorn Avenue |
| **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 plan, including land-use maps in those plans. | None. The proposed development is not within any historic districts or study area plan boundaries. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | The proposed development is not anticipated to pose any adverse effects on the community. |
| **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 stable with no rezonings within the last 10 years. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to South Desert Boulevard, Thorn Avenue, and Ridge Street which are designated as major arterial, collector, and local street in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development. A driveway to the proposed C-3 property shall be provided from South Desert Boulevard pending Texas Department of Transportation (TxDOT) approval. In addition, staff recommends only one driveway be permitted for ingress and egress along Thorn Avenue. Sidewalks are currently present along Thorn Avenue and Ridge Street. There are no bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.33 miles away along Doniphan Drive to the west.

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

**PUBLIC COMMENT:** The subject property is located within the boundary of Upper Valley Neighborhood Association, which were notified of the rezoning request by the applicant. As required, public notices were mailed to property owners within 300 feet on April 24, 2025. As of May 8, 2025, the Planning Division has received two (2) phone call in support of the rezoning request from the public.

**RELATED APPLICATIONS:** There is a Subdivision application (SUSU25-00007) under Major Combination basis for Thorn Estates which was conditionally approved by City Plan Commission on March 27, 2025 requiring the proposed rezoning to be approved prior to recording of the final plat.

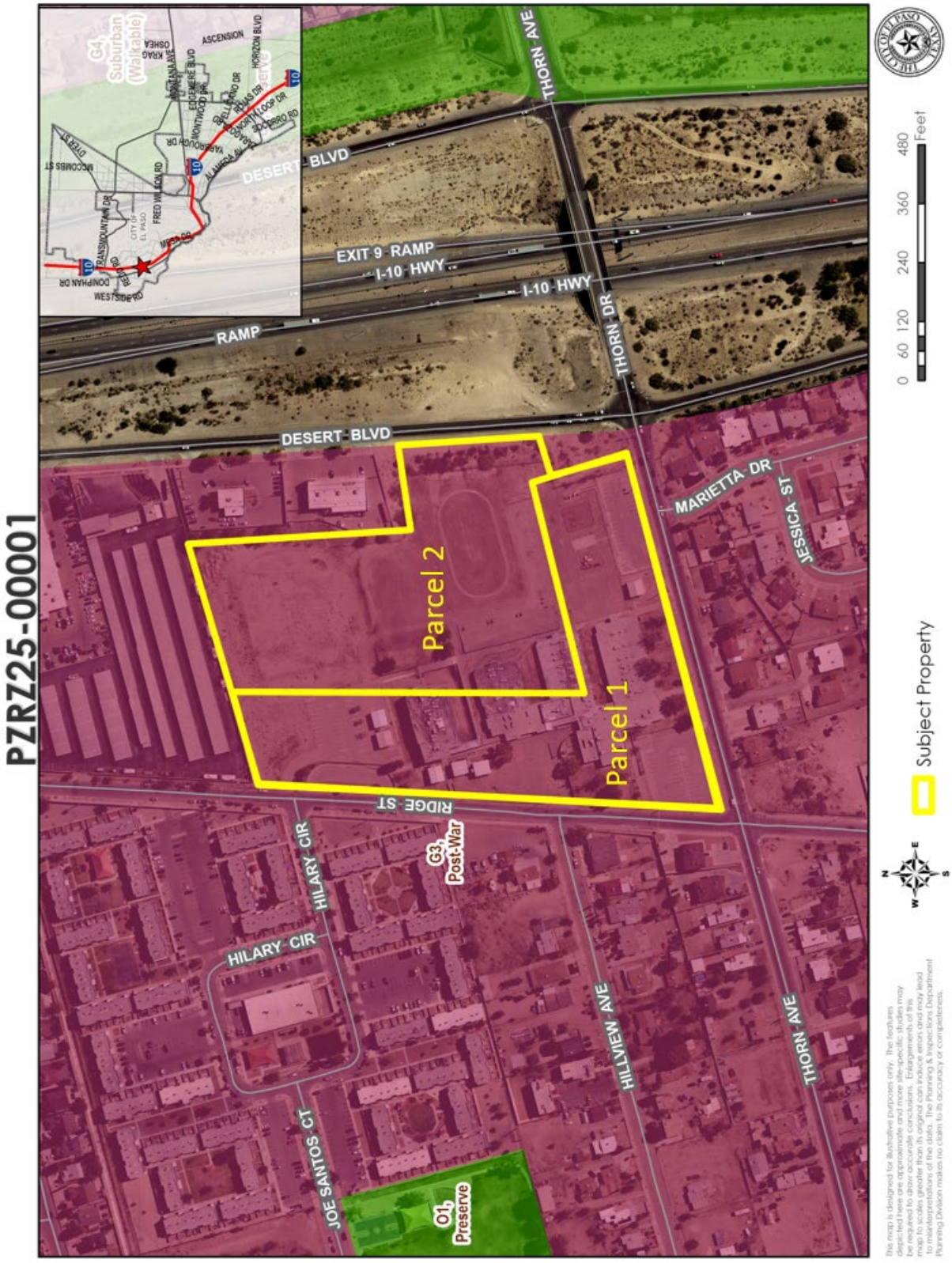
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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.

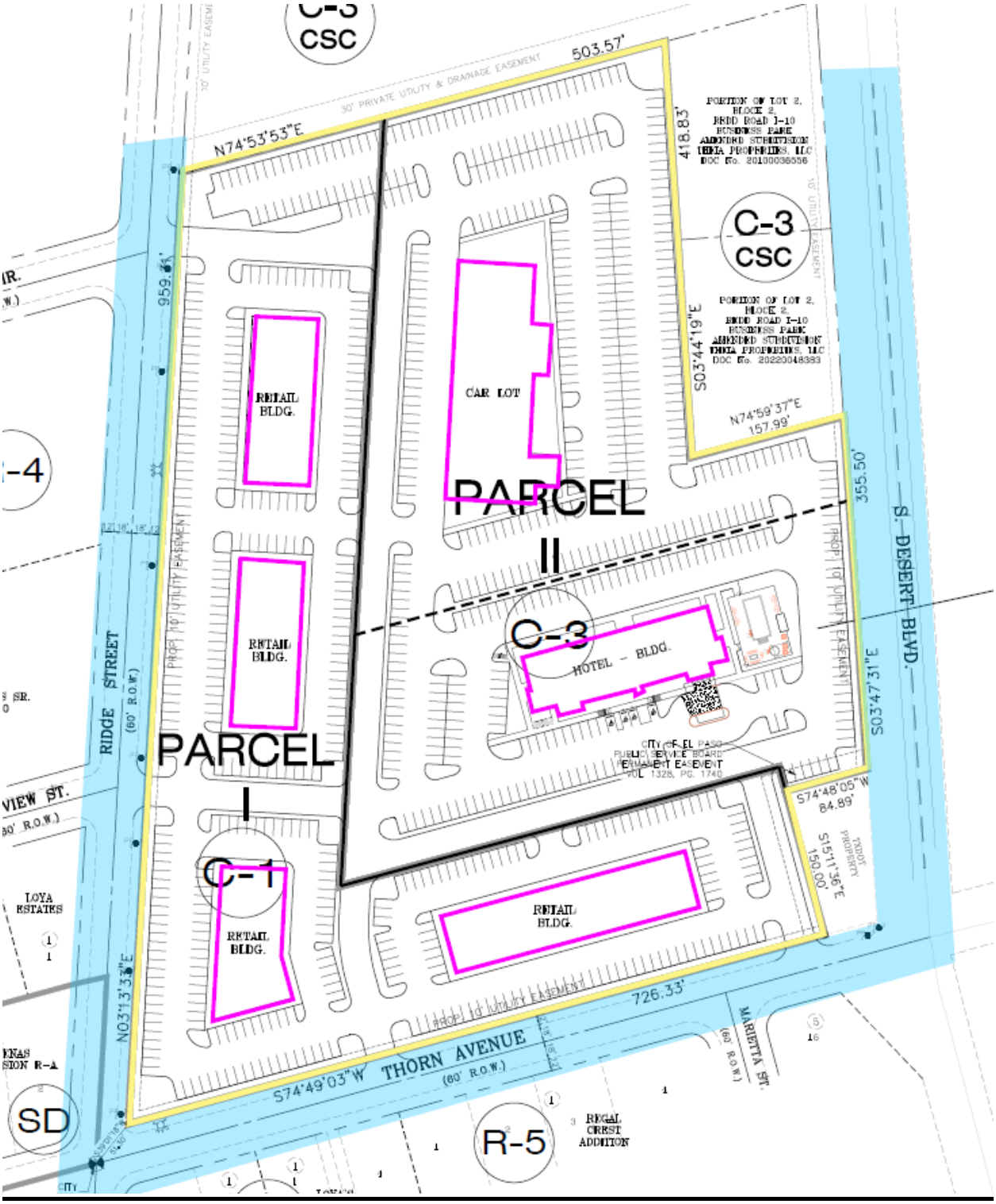
**ATTACHMENTS:**

1. Future Land Use Map
2. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

**Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area and consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation. The recommended conditions are the following:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That only one driveway be permitted for ingress and egress along Thorn Avenue.
3. That a driveway to the C-3 property shall be provided from S. Desert Boulevard subject to approval from Texas Department of Transportation (TxDOT).
4. That no outdoor amplified sound be permitted within the property.
5. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.

Note: Coordinate with TXDOT for driveway along South Desert Boulevard at the permitting stage.

**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**

1. Provide onsite ponding note: "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, DSC, and DDM Section 11.1)."
2. Verify flood zone designation note, a portion of the property is in the flood zone "A".
3. Identify the discharge location for all stormwater runoff. Approximate location of areas subject to inundation or stormwater overflow, and the location, widths and direction of flow of all watercourses and location, type, material and size of any proposed stormwater drainage facilities.
4. Must be involve to Traffic Department in order to review the project accordingly with the right recommendations.

**Comments at the time of Grading Permit:**

1. Provide TXDOT approval.
2. Proposed parking lot area must be compliant with the Street Design Manual (please see "Cluster Parking" Detail 3-42, Appendix "A" -Angle parking-); add dimensions from each area of existing/proposed parking lot.
3. Comply with ADA requirements, 5' concrete sidewalk along R.O.W.
4. Provide directional ramps on the corner, diagonal ramp is not allowed.
5. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
6. Sidewalk shall be required along R.O.W. (Thorn Ave, Ridge St. and S. Desert Blvd.).

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

**Fire Department**

No adverse comments.

**Police Department**

No comments received.

**Environment Services**

No comments received.

**Streets and Maintenance Department**

**Traffic and Transportation Engineering:**

TIA was review and approved to its conclusion and recommendations.

- Streets and Maintenance Traffic Engineering reconsiders on constructing a driveway access point along South Desert Boulevard with TXDOT approval.
- Reconsider removing 2nd driveway access coming from Doniphan Dr. at Thorn Ave.
- If any changes of development use, a new TIA shall be analyzed.

**Street Lights Department:**

Does not object to this request.

Desert Blvd. South is a 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.

**Sun Metro**

Does not effect Sun Metro transit services and operations

**El Paso Water**

EPWater-PSB does not object to this request.

**Water:**

There is an existing 12-inch diameter water main that extends along the Ridge Street. It is approximately 20 feet west of the eastern right of way line. This water main is available to provide service.

There is an existing 8-inch diameter water main that extends along a 30-feet PSB easement north of and parallel to property. The water main is located approximately 5 feet north of the property. This main is available to provide service.

There is an existing 48-inch diameter water main that extends along Thorn Avenue. It is located approximately 19-feet north of the southern right of way line. 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 12-inch diameter water main that extends along Thorn Avenue from Ridge Street to Marieta Street, located approximately 24-feet south of the northern right-of-way line. This water main is available to provide service.

Previous water pressure from fire hydrant #02422, located at the northeast corner of Ridge Street and Thorn Avenue, has yielded a static pressure of 42 psi, a residual pressure of 36 psi and a discharge of 919 gallons per minute.

EPWater records indicate an active 3/4-inch yard meter and one 3-inch water service serving the subject property. The service address for these meters is 341 Thorn Avenue.

**Sewer:**
There is an existing 8-inch diameter sanitary sewer main that extends along Ridge Street. It is located approximately 25-feet west of the eastern property line. This sanitary sewer main is available to provide service.
There is an existing 12-inch diameter sanitary sewer main that extends along Thorn Avenue. It is located approximately 15-feet north from the southern property line. This sanitary sewer main is available to provide service.
There is an existing 8-inch diameter sanitary sewer main that extends along a 30-feet PSB easement north of and parallel to property. The sanitary sewer main is located approximately 25-feet north of property. This sanitary sewer main is available to provide service.

**General:**
EPWater 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:**
- We reviewed this property as a 5-Day under Thorn Estates and made 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.
- This property may be required to retain its storm sewer runoff onsite in order to mitigate any flooding on the streets.

**Texas Department of Transportation**
Please have the requestor submit grading and drainage plans to TXDOT for review and approval.

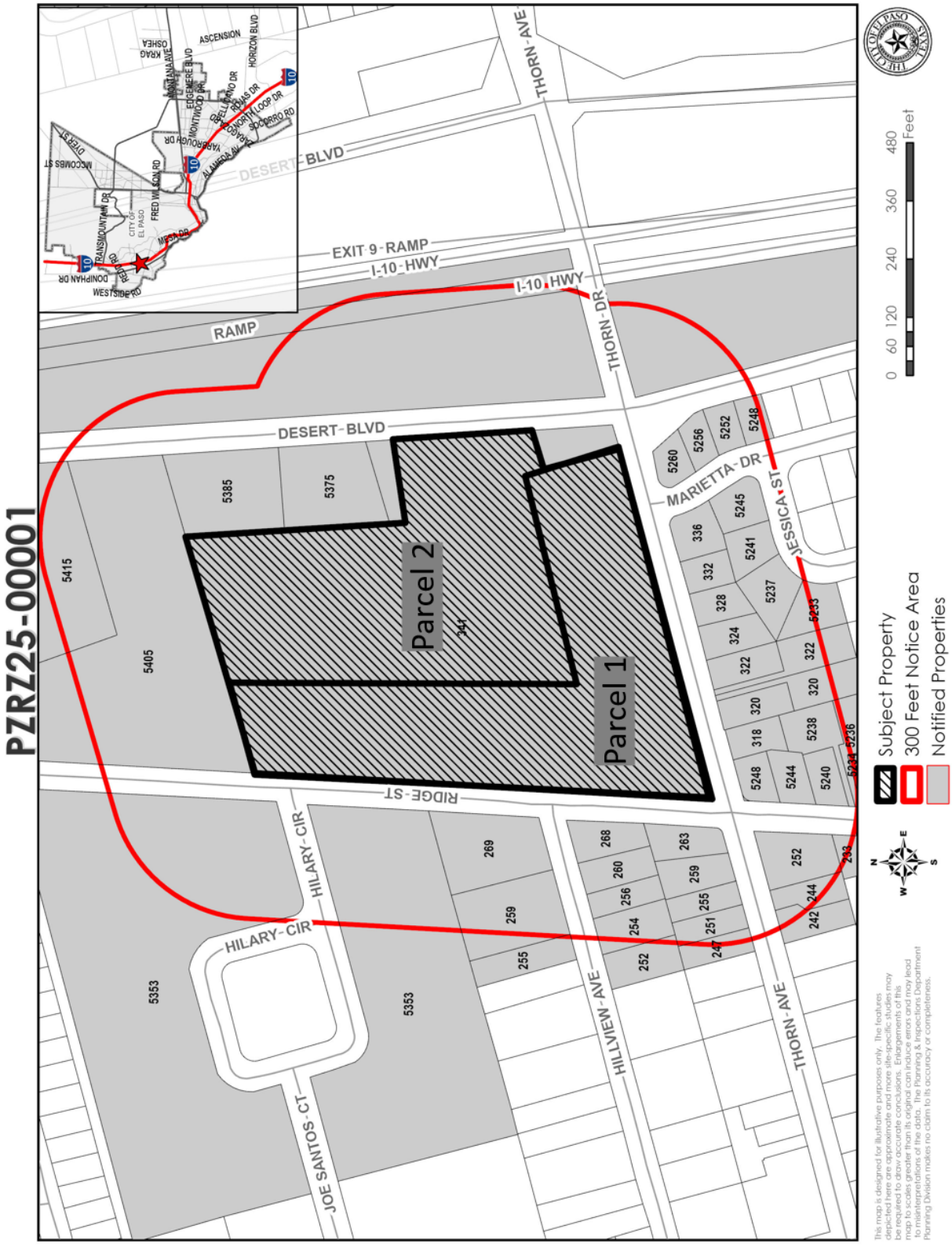
*Note: Comments will be addressed at the permitting stage.*

**El Paso County Water Improvement District No. 1**
No comments received.

**Texas Gas Service**
In reference to case PZRZ25-00001 - 341 Thorn Avenue, Texas Gas Service has a service line at 341 Thorn Avenue.

**911 District**
No comments/concerns regarding this re-zoning.

# ATTACHMENT 4



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with** Title 2, Chapter 2.92, Section 2.92.080

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

Full Name: Abdolkarim Saadatkhah

Business Name: N/A

Agenda Item Type: Rezoning

Relevant Department: Planning and Inspections

dotloop signature verification: dtlp.us/3Esl-PJaw-UD97

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Abdolkarim Saadatkhah dotloop verified 01/13/25 9:26 AM MST 4FMY-DURE-VS5K-T3B7 Date: 01/13/2025

**File #:** 25-740, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of Tract 1F2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2A (Residential). 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: South of Abe Goldberg Dr. and East of Kings River Pl.
Applicant: Alejandro, Erika, David, and Margarita Pinedo, PZRZ24-00031

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Saul J. G. Pina **PHONE NUMBER:** (915) 212-1604

**DISTRICT(S) AFFECTED:** District 1

**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 Tract 1F2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) to R-2A (Residential). 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: South of Abe Goldberg Dr. and East of Kings River Pl.
Applicant: Alejandro, Erika, David, and Margarita Pinedo, PZRZ24-00031

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2A (Residential) to permit the construction of single-family dwellings. City Plan Commission recommended 5-0 to approve the proposed rezoning on January 30, 2025. As of May 27, 2025, the Planning Division received two (2) letters and one (1) email in opposition of the rezoning request, with one (1) in-person comment in opposition at the City Plan Commission meeting on January 30, 2025. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

The subject property is located within the Upper Valley Neighborhood Association, which the applicant has contacted. Notices were sent to property owners within 300 feet of the subject property on January 17, 2025.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etive

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF TRACT 1F2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2A (RESIDENTIAL). 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, the zoning of Tract 1F2, Block 10, Upper Valley Surveys, 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 **R-2A (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2025.

**THE CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

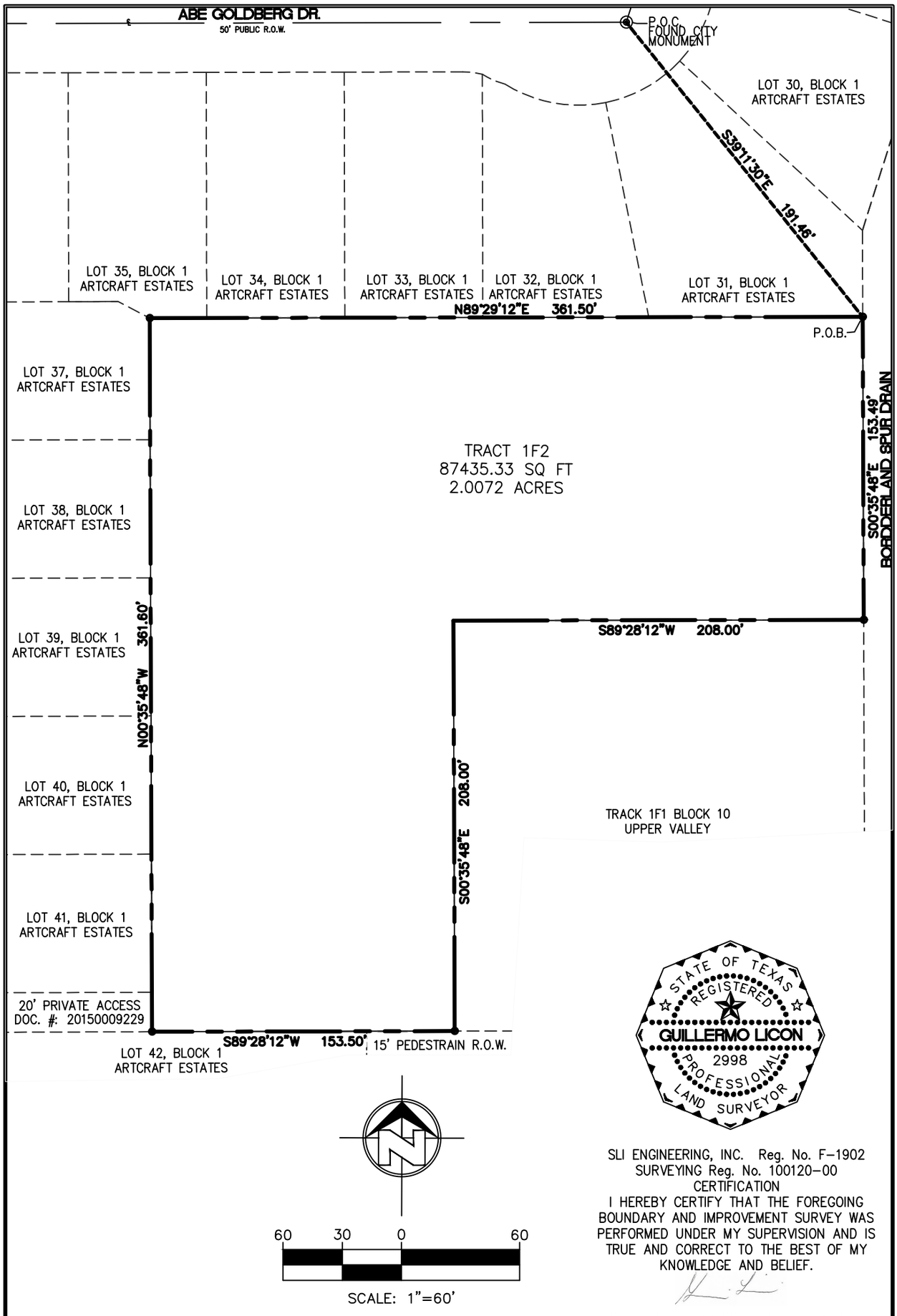
_____
Laura D. Prine, City Clerk

**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




STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

SLI ENGINEERING, INC. Reg. No. F-1902
SURVEYING Reg. No. 100120-00
CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: 10-08-2024

# PLAT OF BOUNDARY

SLI
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

JOB #: 06-24-XXXX DR. BY: AP
SCALE: 1"=60' F.B. #:
DATE: 10/08/2024 DWG.: F:\PROJECTS\XXXXXX\XXXXXXXXX

**PROPERTY DESCRIPTION**
TRACT 1F2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

*Copyright 2024 SLI Engineering, Inc.*
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon OCTOBER 08, 2024 .

## Exhibit "A"

### METES AND BOUNDS

**Property Description: TRACT 1F2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas.**

Commencing at an existing city monument lying on the PI centerline of ABE Golberg Drive (a 50 foot public right–of–way), thence South 39°11'30" West, a distance of 191.46 feet to a point, said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°35'48" East, a distance of 153.49 feet to a point for a property corner;

THENCE, South 89°28'12" West, a distance of 208.00 feet to point for a property corner;

THENCE, South 00°35'48" East, a distance of 208.00 feet to point for a property corner;

THENCE, South 89°28'12" West, a distance of 153.50 feet to point for a property corner;

THENCE, North 00°35'48" West, a distance of 361.60 feet to point for a property corner;

THENCE, North 89°29'12" East, a distance of 361.50 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 87,435.33 Sq. Ft. (2.0072 Acres) of land, more or less.

| NOTES: | BASIS OF BEARING: |
|---|---|
| 1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.<br>2. SET ½" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.<br>3. DEED REFERENCE INSTRUMENT No. N/A<br>4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. | THE BEARINGS SHOWN HEREON ARE BASED ON UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS.<br>**VERTICAL AND HORIZONTAL DATUM:**<br>VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88). |

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

SLI ENGINEERING, INC. Reg. No. F–1902
SURVEYING Reg. No. 100120–00
CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: 10-08-2024

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## PLAT OF BOUNDARY

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584–4457
SLI ENGINEERING, INC.

JOB #: 06–24–XXXX DR. BY: AP
SCALE: 1"=60' F.B. #: _____
DATE: 10/08/2024 DWG.: F:\PROJECTS\XXXXXX\XXXXXXXXX

**PROPERTY DESCRIPTION**
TRACT 1F2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS

# Abe Goldberg Dr. and Kings River Pl.

*City Plan Commission — January 30, 2025*

REZONING

ZONING

| | |
|---|---|
| **CASE NUMBER:** | **PZRZ24-00031(REVISED)** |
| **CASE MANAGER:** | Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov |
| **PROPERTY OWNER:** | Alejandro, Erika, David, and Margarita Pinedo |
| **REPRESENTATIVE:** | SLI Engineering Inc |
| **LOCATION:** | South of Abe Goldberg Dr. and East of Kings River Pl. (District 1) |
| **PROPERTY AREA:** | 2.0 acres |
| **REQUEST:** | Rezone from R-F (Ranch and Farm) to R-2A (Residential) |
| **RELATED APPLICATIONS:** | SUSU24-00067 (Major Combination) |
| **PUBLIC INPUT:** | Two (2) letters and one (1) email in opposition received as of January 29, 2025 |

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2A (Residential) to allow for the use of single-family dwellings.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation.

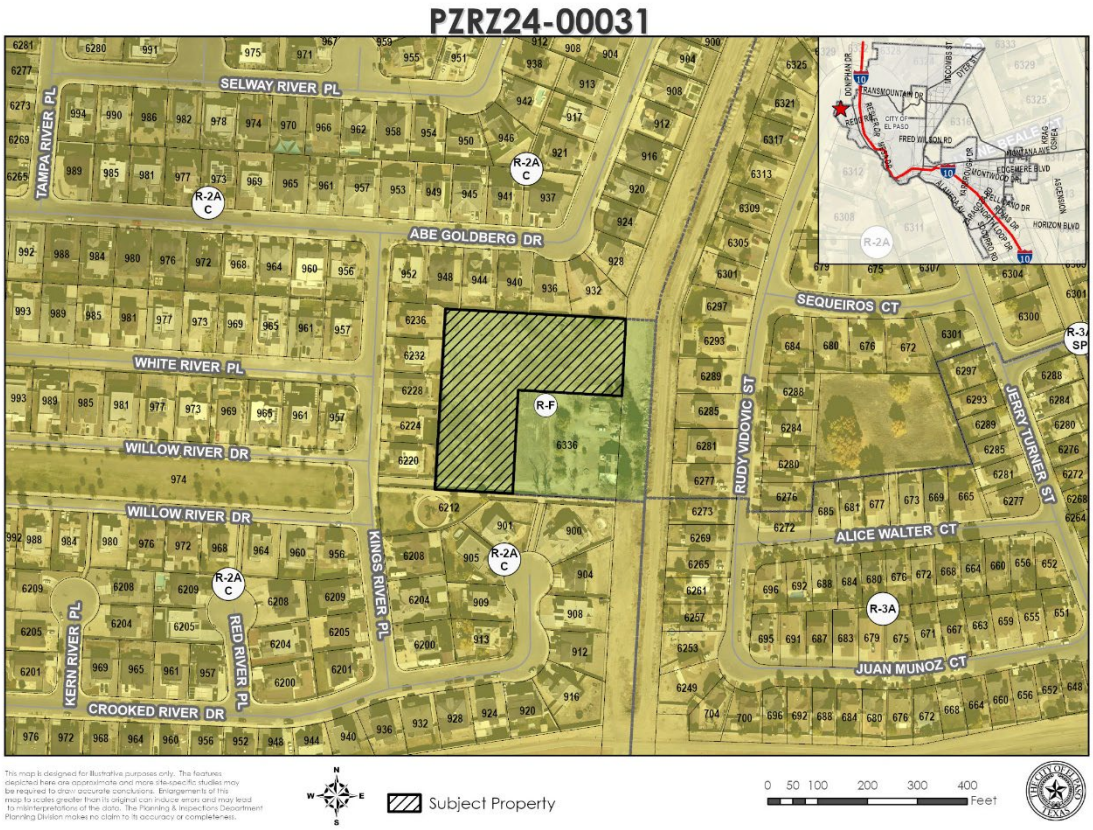



*Figure A. Subject Property & Immediate Surroundings*

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-2A (Residential) to permit the construction of single-family dwellings. The property is approximately 2.0 acres in size. The conceptual site plan shows four (4) residential lots. Main access to the proposed development is from Kings River Place. The conceptual plan is not under review for zoning requirements as per Title 20 of the El Paso City Code and is not binding.

**PREVIOUS CASE HISTORY:** On November 7, 2024, the City Plan Commission approved the subdivision case SUSU24-00067, with the condition that the rezoning be approved before the recording of the final plat.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed rezoning is consistent with residential dwellings in the immediate vicinity. Properties to the north, south, and west include single-family dwellings zoned R-2A/c (Residential/conditions) and properties to the east include single-family dwellings zoned R-F (Ranch and Farm) and R-2A (Residential). The nearest school, Gonzalo and Sofia Garcia Elementary School, is 1.1 miles and the nearest park, Kings River, is 0.01 miles in proximity to the proposed development.

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-4, Suburban (Walkable):** 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. | Yes, the proposed development is consistent with the future land use designation by providing a uniform single-family housing type for the area. |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br>**R-2A (Residential) District:** The purpose of this district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood. | Yes, the proposed zoning is compatible with the surrounding residential housing types. The development will integrate with the surrounding area while maintaining low-density residential housing in the form of single-family dwellings. |
| **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. | Yes. The subject property is located along Kings River Place, which is designated as a local road in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it leads to various residential dwellings already existing in the area. |
| **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 area plans, including land-use maps in those plans. | Yes, the property is located within the Upper Valley Plan and provides guidance for density and other zoning requirements. Construction should conform to this and other applicable zoning standards. |
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | None. There are no anticipated adverse impacts. |
| **Natural Environment:** Anticipated effects on the natural environment. | None. The subject property does not involve green field or environmentally sensitive land or arroyo disturbance. |
| **Stability:** Whether the area is stable or in transition. | Yes, the area is transitioning, with new residential developments being constructed and developed. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Primary access is proposed from Kings River Place, a roadway classified as local on the City of El Paso's Major Thoroughfare Plan (MTP) and is suitable for the proposed development. There are no bus stops in the immediate vicinity.

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

**PUBLIC COMMENT:** The subject property is located within the Upper Valley Neighborhood Association, which the applicant has contacted. Notices were sent to property owners within 300 feet of the subject property on January 17, 2024. As of January 29, 2024, the Planning Division received two (2) letters in opposition and one (1) email, mainly citing concerns about increased housing construction and traffic in the area.

**CITY PLAN COMMISSION OPTIONS:**

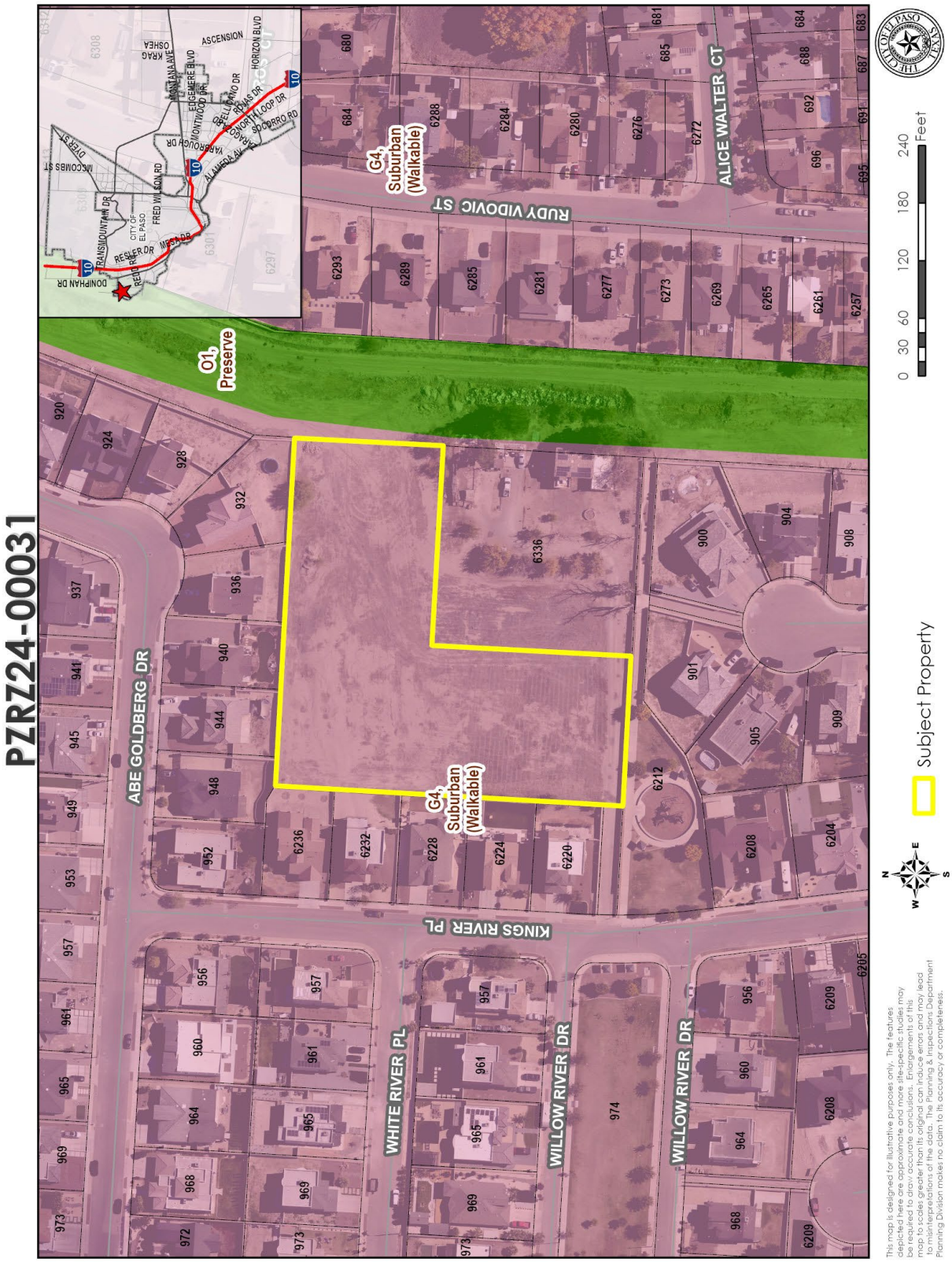
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. Conceptual Site Plan
3. Department Comments
4. Neighborhood Notification Boundary Map
5. Public Input

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

**Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-4, Suburban (Walkable) future land use designation.

**Planning and Inspections Department – Plan Review & Landscaping Division**

Recommend approval.

1. The generalized site plan is not being reviewed for conformance due to conceptual nature.
2. 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. Provide at least 2 City monuments for proposed street.
2. 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 proposed ponds.
3. Update redesign in subdivision improvement plans which have already been submitted.
4. Verify how street will transition from 20' wide ROW to 33' wide ROW.
5. Coordinate and obtain approval from the Water Improvement District #1 for proposed development containing and abutting existing irrigation laterals.

*Note: Comments will be reviewed during the subdivision and building permit stages.*

**Fire Department**

Recommend approval. No adverse comments.

**Streets and Maintenance Department**

**Traffic and Transportation Engineering**

No TIA is required.

**Street Lights Department**

Do not object to this request.

The public street illumination system shall be separated from any private street light system.

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of this project 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.

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.

**Sun Metro**
Sun Metro currently does not service this area. No effects to Sun Metro Transit operations or services

**El Paso Water**
El Paso Water does not object to this request.

Water and sanitary sewer service is critical as the existing water and sanitary sewer mains are along Kings River Ln. Water and sewer shall connect through public right-of-way. All costs of the main extensions will be the responsibility of the owner. Water mains shall be extended creating a looped water system. The lots will be graded such that sanitary sewer service to each lot can be provided via a gravity system. The Owner's engineer to coordinate with EPWater for water and sanitary sewer design.

**Water:**
There is an existing 8-inch diameter water main that extends along Kings River Ln., located approximately 15-feet west and parallel of the east right-of-way line. This main is available for main and service extension.

There is an existing 8-inch diameter water main that extends along Crooked River Drive. This water main dead-ends approximately 20-feet south of the south pedestrian right-of-way. This main is available for main extension. Previous water pressure from fire hydrant #11238, located 27-feet southeast of the intersection of Kings River Ln. and Willow River Dr., has yielded a static pressure of 92 psi, a residual pressure of 86 psi and a discharge of 1,138 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.

**Sewer:**
There is an existing 8-inch diameter sanitary sewer main that extends along Kings River Ln., located approximately 20-feet east and parallel of the west right-of-way line. This main is available for main extension.

There is an existing 8-inch diameter sanitary sewer main that extends along Crooked River Dr. located approximately 20-feet south of the south pedestrian right-of-way. This main is available for main extension.

**General:**
EPWater 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 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.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the proposed PSB easement(s) 24 hours a day, seven (7) days a week. No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (PSB easements) without EPWater's written consent. The proposed PSB easements shall be improved to EPWater-PSB easement improvement standards.

All easements dedicated for public water and/or sanitary sewer facilities are to 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.

**Stormwater:**
EP Water-SW reviewed the property described above and provide the following comments:

We reviewed this plan for City Planning Commission under the name of "Orange Grove" subdivision plat, and we had the following comment:

This subdivision will be required to retain its developed storm water runoff within the subdivision, either through onsite ponding of each lot or a drainage pond for all the lots. Any proposed ponding areas shall have enough capacity to hold the runoff for a designed 100-yr. storm event.

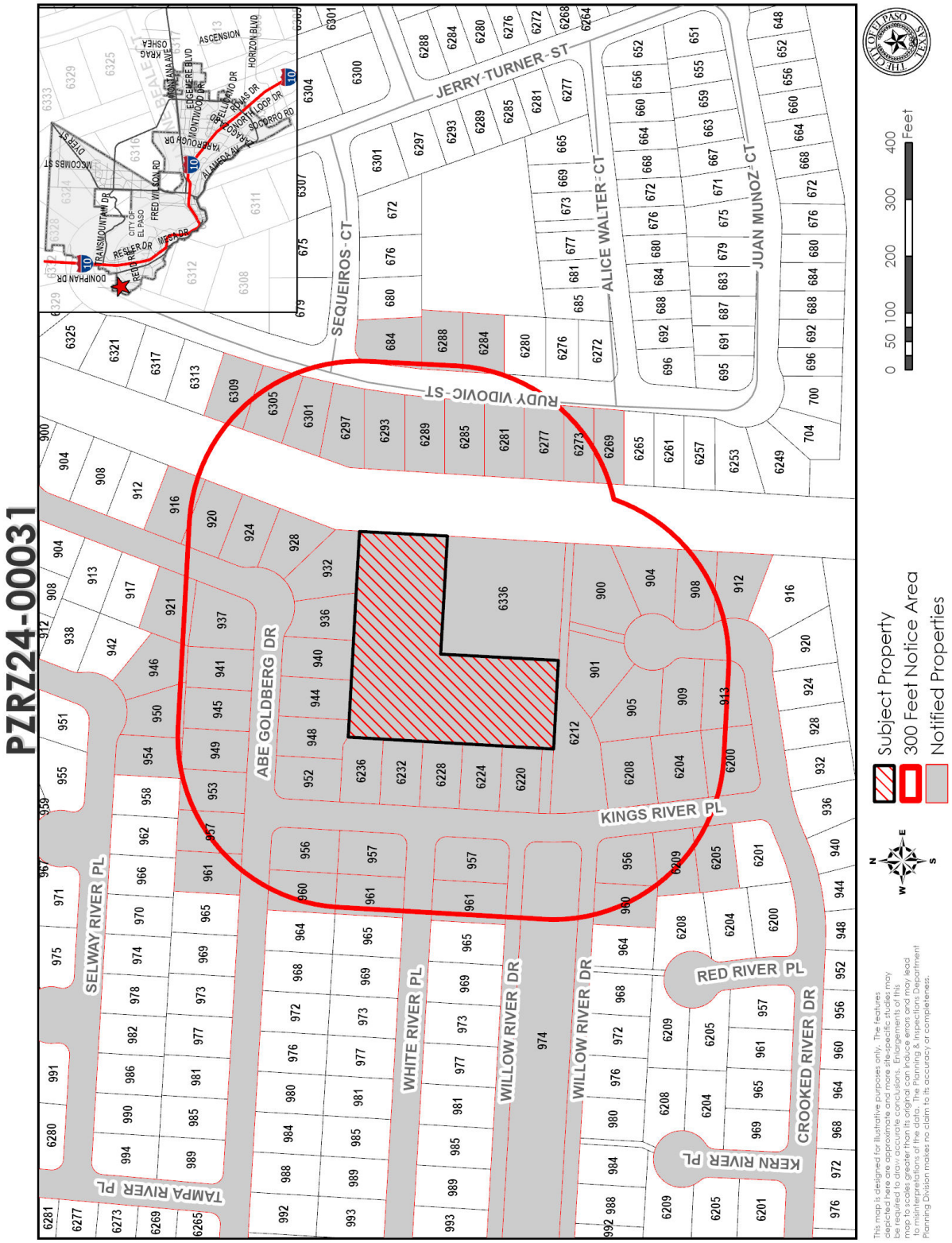
**Texas Department of Transportation**
No comments received.

**El Paso County Water Improvement District No. 1**
No comments received.

**Police Department**
No comments received.

**Environment Services**
No comments received.

# ATTACHMENT 4



# ATTACHMENT 5

Dear Members of the City Plan Commission,

I am writing to express my strong opposition to the proposed zoning change from Ranch & Farm to Residential for case number PZRZ24-00031 – Kings River. While I recognize the importance of growth and housing development, I have serious concerns about the impact this project will have on our community—infrastructure strain, lack of need for housing, school overcrowding, and road conditions.

The proposed development would place an undue burden on our already stretched infrastructure. Within a one-mile radius of this site, there are four other residential developments currently under construction:

- North on Westside near Garcia Elementary,
- South on Westside across from Ada Lane,
- At Borderland and Merrill, close to the proposed subdivision's entrance, and
- East on Borderland near Jose Damien Elementary.

These ongoing projects are already pushing our roads, schools, and public services to their limits. Adding yet another housing development will exacerbate congestion, strain resources, and negatively affect the quality of life for residents.

Additionally, in my 5½ years living in Artcraft Estates, I've observed a lack of demand for new homes in this area. For example, two houses in our subdivision have remained unoccupied since their construction was completed two years ago. This underscores the fact that additional housing is not urgently needed in this community.

The Canutillo School District is already addressing overcrowding by securing land to build new, larger schools. However, if additional housing developments continue at this rate, these new schools will exceed capacity before they even open. The long-term implications for our education system are alarming and must not be overlooked.

The local roads are struggling to keep up with the current increase in traffic. Borderland and Westside are narrow, two-lane roads, and the ongoing construction has already caused noticeable deterioration, particularly on Borderland, which is riddled with bumps. With two elementary schools situated along these roads, traffic during drop-off and pick-up times is already burdensome. Adding more housing will only worsen safety risks and further degrade our roads.

I urge the Planning Commission to consider these points carefully and evaluate the long-term effects of this project on our community. I respectfully request that this zoning change be denied.

Thank you for your time and attention to this matter.

Sincerely,
Keira Eggleston
6224 Kings River Ln

CPC c/o Planning Division

P.O.Box 1890

El Paso, Texas 79950-1890

Subject: Case # PZRZ24-00031-Kings River

Dear Mr. Saul Pina,

I am writing to express my strong opposition to the proposed zoning change for Tract 1F2, Block 10, Upper Valley Surveys, Cit of El Paso, El Paso County, Texas from Farm and Ranch to Residential. As concerned residents of Artcraft Estates. I believe that this change would have negative consequences for our community and its overall character.

The proposed zoning change raises several concerns:

1. **Overcrowding of the Community:** Our community is already experiencing significant overcrowding due to numerous new developments in the area. Approving this zoning change would exacerbate the problem, creating an environment that feels cramped and overbuilt.

2. **Traffic Congestion and Access Issues:** Traffic on Artcraft Road is already overwhelming, and adding more residential properties ( even just a few) would make the situation untenable. Increased numbers of cars in neighborhoods and on main thoroughfares would further strain the existing infrastructure, making it harder for residents to commute and access essential services.

3. **Noise Pollution:** The increased density would lead to higher noise levels in what is currently a peaceful area. This would disrupt the quiet enjoyment of homes and diminish the quality of life for current residents.

To rezone this small plot now would infringe on the rights and quality of life of the rest of us who live here. We should not have to bear the negative impacts of a decision that benefits a few at the expense of the broader community.

I understand the need for growth and development, but I urge the board to consider alternative locations better suited for residential expansion that are already occurring on Artcraft and Westside Rd. and off Borderland and Westside Rd. There are many homes around us being built and many that are still vacant. We do not need more homes in this space.

Please do not compromise the character or functionality of our existing community. Please leave this small plot as Farm and Ranch zoning to maintain the balance and integrity of our area. Maybe a consideration can be made to extend the small park.

Thank you for considering our concerns. I respectfully request that you deny the proposed zoning change and prioritize preserving the qualities that make our area a desirable place to live. Please feel free to contact me if further discussion is needed.

Sincerely,

Anita Hackett

**From:** Dave Shultz
**To:** Pina, Saul J.
**Subject:** Opposition to Re-Zoning
**Date:** Tuesday, January 28, 2025 7:40:12 PM

You don't often get email from dave.shultz@gmail.com. Learn why this is important

**CAUTION:** This email originated from outside of the City of El Paso. Do not click links or open attachments unless you recognize the sender and know the content is safe. If suspicious, use **Phish Alert** or forward to **SpamReport@elpasotexas.gov**.

David Shultz
940 Abe Goldberg Dr.
El Paso, TX 79932
dave.shultz@gmail.com

January 27, 2025

Subject: Opposition to Proposed Rezoning

Dear Members of the El Paso City Planning Commission,

I am writing to formally express my strong opposition to the proposed rezoning of the property located behind my home to residential. This change would negatively impact our neighborhood in several ways, including decreased property values, increased traffic congestion, and additional strain on already underdeveloped infrastructure.

One of my primary concerns is the effect this rezoning will have on property values in our community. The introduction of additional residential development, particularly if it is high-density, could lead to overcrowding and a decline in the overall aesthetic and appeal of our neighborhood. Homeowners in this area have made significant investments in their properties, and a zoning change of this nature could lead to financial losses for long-standing residents.

Additionally, the roads and infrastructure surrounding this property are already inadequate to support current traffic levels. The proposed development would introduce a higher volume of vehicles to roads that were not designed to accommodate such an increase, exacerbating congestion and creating safety hazards. This is particularly concerning given that our neighborhood lacks sufficient road expansions, sidewalks, and traffic control measures to handle the additional burden. Without a clear and actionable plan for improving infrastructure, this rezoning would only worsen existing issues.

Furthermore, the rezoning could disrupt the character and tranquility of our neighborhood. Many of us chose to live here because of the established zoning regulations that maintain a balanced, low-density community. Changing this now, without thorough community input and impact studies, undermines the expectations of current residents and places an unfair burden on those who have built their lives in this area.

I urge the Commission to consider the long-term impact of this rezoning decision on existing homeowners and the community as a whole. I respectfully request that this proposal be

reconsidered and that alternative locations for residential development be explored where proper infrastructure exists to support growth.

Thank you for your time and attention to this important matter. I would appreciate the opportunity to discuss this further and request that my concerns be included in the official record of the proceedings. Please keep me informed of any public hearings or opportunities for community input.

Sincerely,

David Shultz

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

Full Name: Alejandro Pinedo, Margarita Pinedo, David Pinedo, and Erika Pinedo

Business Name:

Agenda Item Type: re zoning

Relevant Department: Planning Department

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☒ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 5-20-25

- Erika Pinedo
- David Pinedo
- Margarita Pinedo.

**File #:** 25-741, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 4**
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Jose Beltran, (915) 212-1607

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance changing the zoning of a portion of Block 8, Castner Range Subdivision No. 1, City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-3 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: 9909 Kenworthy St.
Applicant: FirstLight Federal Credit Union, PZRZ25-00004

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

**DEPARTMENT:** Planning and Inspections

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Philip F. Etiwe **PHONE NUMBER:** (915) 212-1553

**2nd CONTACT PERSON NAME:** Jose Beltran **PHONE NUMBER:** (915) 212-1607

**DISTRICT(S) AFFECTED:** 4

**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 Block 8, Castner Range Subdivision No. 1, City of El Paso, El Paso County, Texas from C-1 (Commercial) to C-3 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

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

Subject Property: 9909 Kenworthy St.
Applicant: FirstLight Federal Credit Union, PZRZ25-00004

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone the subject property from C-1 (Commercial) to C-3 (Commercial) to consolidate the property under the same C-3 (Commercial) zoning district for administrative office expansion. City Plan Commission recommended 7-0 to approve the proposed rezoning on April 10, 2025. As of June 10, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Philip Etive

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE CHANGING THE ZONING OF A PORTION OF BLOCK 8, CASTNER RANGE SUBDIVISION NO. 1, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1 (COMMERCIAL) TO C-3 (COMMERCIAL). 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, the zoning of a portion of Block 8, Castner Range Subdivision No. 1, 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 C-1 (Commercial) to C-3 (Commercial), as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2025.

**THE CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

_____
Jesus A. Quintanilla
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Philip F. Etiwe, Director
Planning & Inspections Department

BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.
President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.P.L.S.
Vice President – Surveying
HECTOR MARTINEZ, P.E.
Associate Partner
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

# METES AND BOUNDS DESCRIPTION

***(C-1 to C-3 Rezoning Description)***

***A 1.1191 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Block 8, Castner Range Subdivision No.1, as filed in Volume 45, Page 30 of the Plat Records of El Paso County, Texas and being more particularly described by metes and bounds as follows:***

***COMMENCING*** for reference at a 1/2 inch rebar found on the west right-of-way line of Kenworthy Street (90 feet wide), identical to the northeast corner of a Fort Bliss Federal Credit Union parcel being a portion of said Block 8, as described in Book 3990, Page 855, EL Paso County Deed Records; ***THENCE***, following the west right-of-way line of said Kenworthy Street, South 01°15'40" East, a distance of 295.00 feet to a 5/8 inch rebar found for the northeast corner and the **POINT OF BEGINNING** of the parcel herein described;

***THENCE,*** continuing along the west right-of-way line of said Kenworthy Street, South 01°15'40" East, a distance of 161.42 feet to a chiseled "X" on curb found for the southeast corner of the parcel herein described;

***THENCE,*** leaving the west right-of-way line of said Kenworthy Street, South 88°44'20" West, a distance of 302.00 feet to a mag nail on rockwall found for the southwest corner of the parcel herein described;

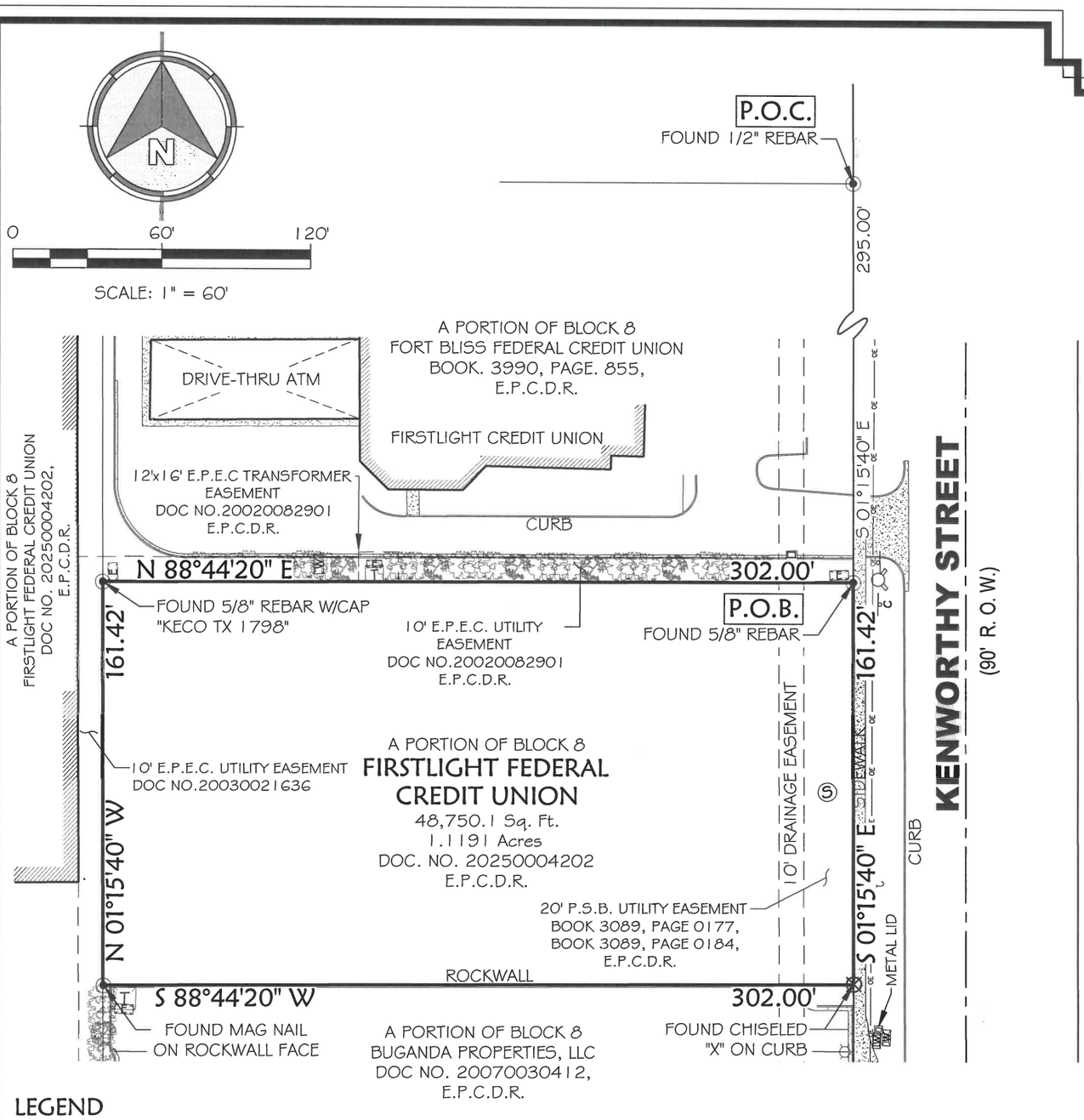
***THENCE,*** North 01°15'40" West, a distance of 161.42 feet to a 5/8 inch rebar with survey cap No. "TX 1798" found for the northwest corner of the parcel herein described;

***THENCE,*** North 88°44'20" East, a distance of 302.00 feet to the ***POINT OF BEGINNING***

Said Parcel containing 1.1191 acres (48,750.1 square feet), more or less, and being subject to any easements, restrictions or covenants of record.

***Aaron Alvarado, R.P.L.S. TX 6223***
***Date: January 24, 2025***
***07281-001B-1.1191AC-REZONING-DESC.doc***






## LEGEND

- PROJECT BOUNDARY
- TRACT/LOT/RIGHT-OF-WAY LINE
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT LINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER MANHOLE
- WATER/IRRIGATION VALVE BOX
- FIRE HYDRANT
- ELECTRIC/ TRAFFIC SIGNAL BOX
- LIGHT POLE/STANDARD
- PARKING/ROAD SIGN
- COMMUNICATIONS SIGN
- TREES VARIOUS
- SHRUB
- CONCRETE AREA
- EXISTING BUILDING
- CANOPY

## SUPPLEMENTAL NOTES

1. BASIS OF BEARING IS THE CASTNER RANGE SUBDIVISION NO. 1 AS RECORDED IN BOOK 45, PAGE 30, OF THE EL PASO COUNTY PLAT RECORDS.

## REFERENCE DOCUMENTS

1. SUBDIVISION PLAT FOR CASTNER RANGE SUBDIVISION UNIT ONE FILED IN BOOK 45, PAGE 30 OF THE EL PASO COUNTY PLAT RECORDS.

## CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF TEXAS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

01/24/25

AARON ALVARADO, TX. R.P.L.S. NO. 6223

STATE OF TEXAS
REGISTERED
AARON ALVARADO
6223
PROFESSIONAL
LAND SURVEYOR

# GENERALIZED PLOT PLAN

DRAWN BY: C.E. CHECKED BY: A.A. DATE: 01-24-2025 SCALE: 1" = 60'

A PORTION OF BLOCK 8,
CASTNER RANGE SUBDIVISION NO. 1,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.

FILE NO: 07281-001B


BROCK & BUSTILLOS INC.
CONSULTING CIVIL ENGINEERS
LAND SURVEYORS
TBPE REG. NO. F-737
TBPLS REG. NO. 101314-00
417 EXECUTIVE CENTER~EL PASO, TX 79902~PH (915) 542-4900
FAX (915) 542-2867~WWW.BROCKBUSTILLOS.COM



cesparza
Jan 24, 2025 - 11:28am
S:\Projects\07281 - FIRSTLIGHT FEDERAL CREDIT UNION\001B- 9983 KENWORTHY DR. REZONE\07281-001B-C3D\07281-001B-KENWORTHY DRIVE REZONE.dwg

# 9909 Kenworthy

*City Plan Commission — April 10, 2025*

REZONING

| | |
|---|---|
| **CASE NUMBER:** | **PZRZ25-00004** |
| **CASE MANAGER:** | Jose Beltran, (915) 212-1607, BeltranJV@elpasotexas.gov |
| **PROPERTY OWNER:** | FirstLight Federal Credit Union |
| **REPRESENTATIVE:** | Brock and Bustillos, Inc. |
| **LOCATION:** | 9909 Kenworthy St. (District 4) |
| **PROPERTY AREA:** | 1.11 acres |
| **REQUEST:** | Rezone from C-1 (Commercial) to C-3 (Commercial) |
| **RELATED APPLICATIONS:** | None |
| **PUBLIC INPUT:** | None received as of April 3, 2025 |

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from C-1 (Commercial) to C-3 (Commercial) to consolidate the property under the same C-3 (Commercial) zoning district for administrative office expansion.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. This recommendation is based on the proposed zoning district's compatibility with commercial uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation.

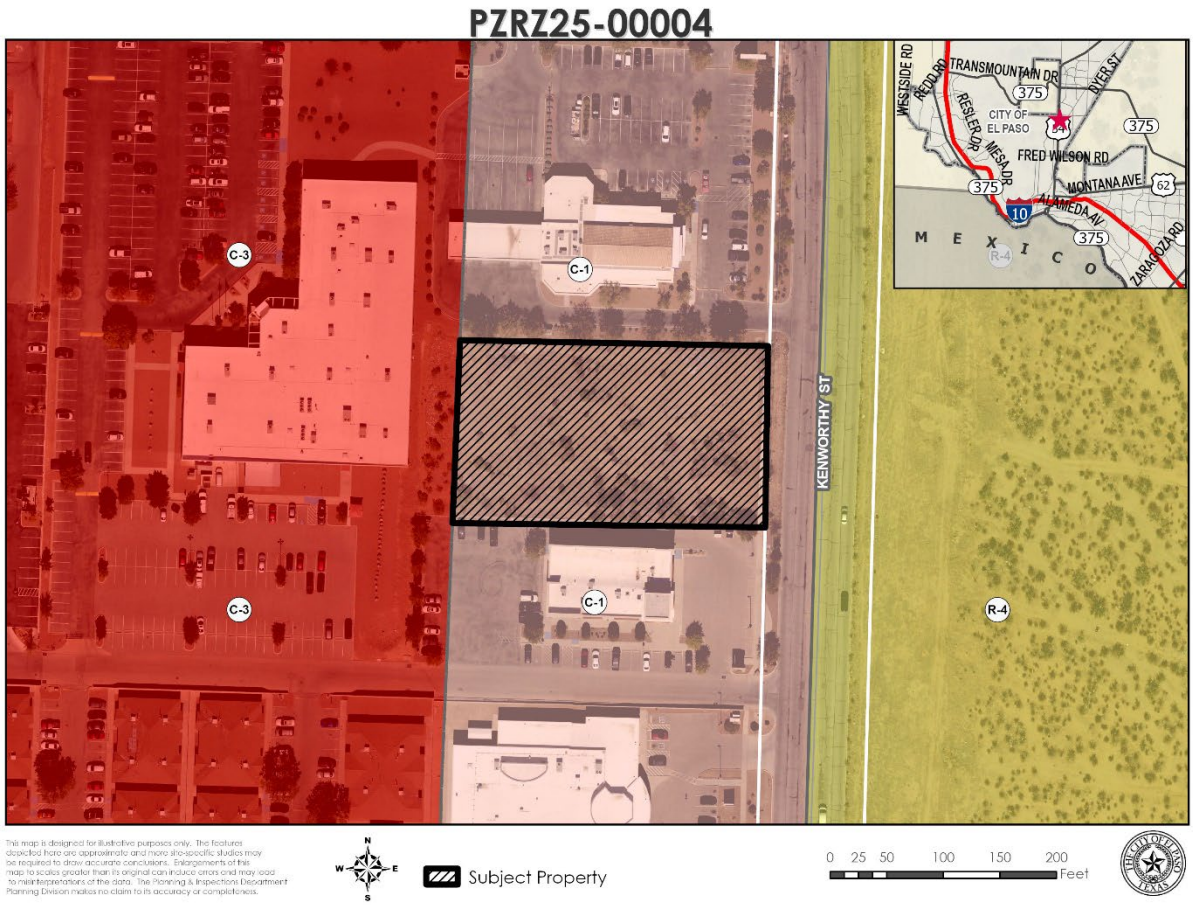



*Figure A. Subject Property & Immediate Surrounding*

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone from C-1 (Commercial) to C-3 (Commercial) to consolidate the property under the same C-3 (Commercial) zoning district for administrative office expansion. The property is 1.11 acres in size. The conceptual site plan shows the proposed office expansion development under the consolidated C-3 (Commercial) zone. Conceptual plan is not being reviewed for conformance and is not binding. Primary access to the property will be from Kenworthy Street.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is consistent with adjacent commercial uses in the area. Properties to the west consist of offices, a restaurant and a hotel zoned C-3 (Commercial). Properties to the north are zoned C-3 (Commercial) and C-1 (Commercial) and consist of a bank and a medical office. The property to the east is zoned R-4 (Residential) and is a vacant lot. Properties to the south are zoned C-1 (Commercial) and consist of a bank and a medical office. The nearest school is John E. Uxer School located 0.07 miles away and the nearest park is Sue Young Park located 1.36 miles away.

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Criteria** | **Does the Request Comply?** |
| **Future Land Use Map:** Proposed zone change is compatible with the Future Land Use designation for the property:<br>**G-4, Suburban (Walkable):** 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. | Yes. The subject property and the proposed development meet the intent of the G-4, Suburban (Walkable) Future Land Use designation of *Plan El Paso.* The proposed zoning is compatible with the future land use designation. |
| **Compatibility with Surroundings:** The proposed zoning district is compatible with those surrounding the site:<br>**C-3 (Commercial) District:** 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. | Yes. The proposed C-3 (Commercial) will provide for the integration of office use with existing C-3 (Commercial) zoning districts. |
| **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. | Yes. The subject property is located along Kenworthy Street which is designated as a minor arterial in the City's Major Thoroughfare Plan (MTP). Additionally, the property has quick access to Woodrow Bean Transmountain Road and Highway Loop 375, which are classified as a Major Arterial and a Freeway, respectively, in the City's Major Thoroughfare Plan (MTP). |
| **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 proposed development is not within any historic districts or study area plan boundaries. |

| **COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:** | |
|---|---|
| **Potential Adverse Effects:** Potential adverse effects that might be caused by approval or denial of the requested rezoning. | The proposed development is not anticipated to pose an adverse effects on the community. |
| **Natural Environment:** Anticipated effects on the natural environment. | The subject property does not involve greenfield, environmentally sensitive land, or arroyo disturbance. |
| **Stability:** Whether the area is stable or in transition. | None. The area is stable and the surrounding properties have not been re-zoned in the last 10 years. |
| **Socioeconomic & Physical Conditions**: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | None. The proposed development is within an older, stable area of the city. The established neighborhood is comprised of medical offices, retail, restaurants and vacant land. |

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** Access to the subject property is proposed from Kenworthy Street which is classified as a minor arterial on the City of El Paso's Major Thoroughfare Plan (MTP) and is appropriate for commercial development. Sidewalks are currently present along Kenworthy Street. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is located along Kenworthy Street, which is located 0.08 miles from the subject property.

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

**PUBLIC COMMENT:** The subject property does not lie within the boundaries of any recognized neighborhood associations. Public notices were sent to property owners within 300 feet on March 28, 2025. As of April 3, 2025, the Planning Division has not received any communication in support or opposition to the request from the public.

**RELATED APPLICATIONS:** None.

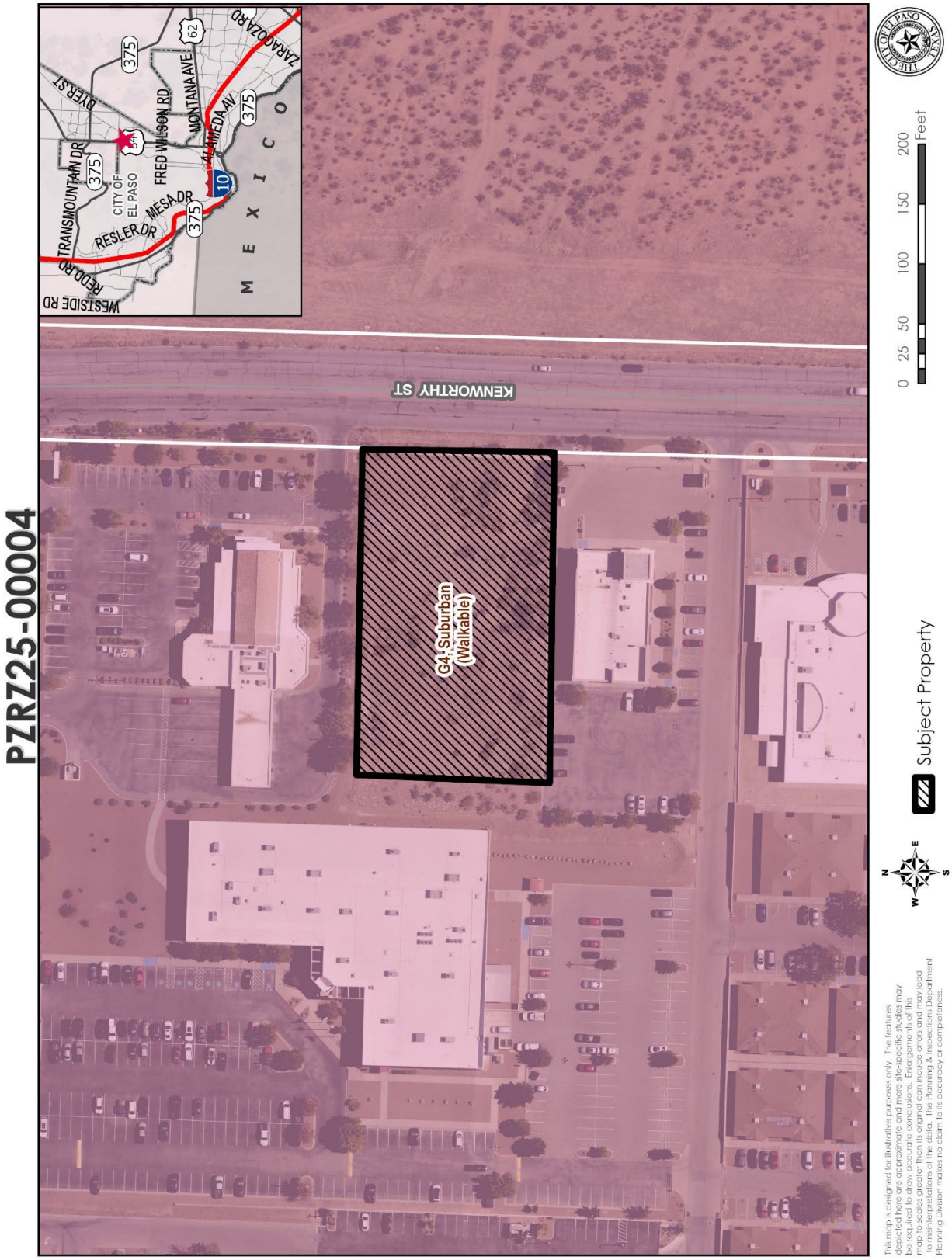
**CITY PLAN COMMISSION OPTIONS:** The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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. **(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.

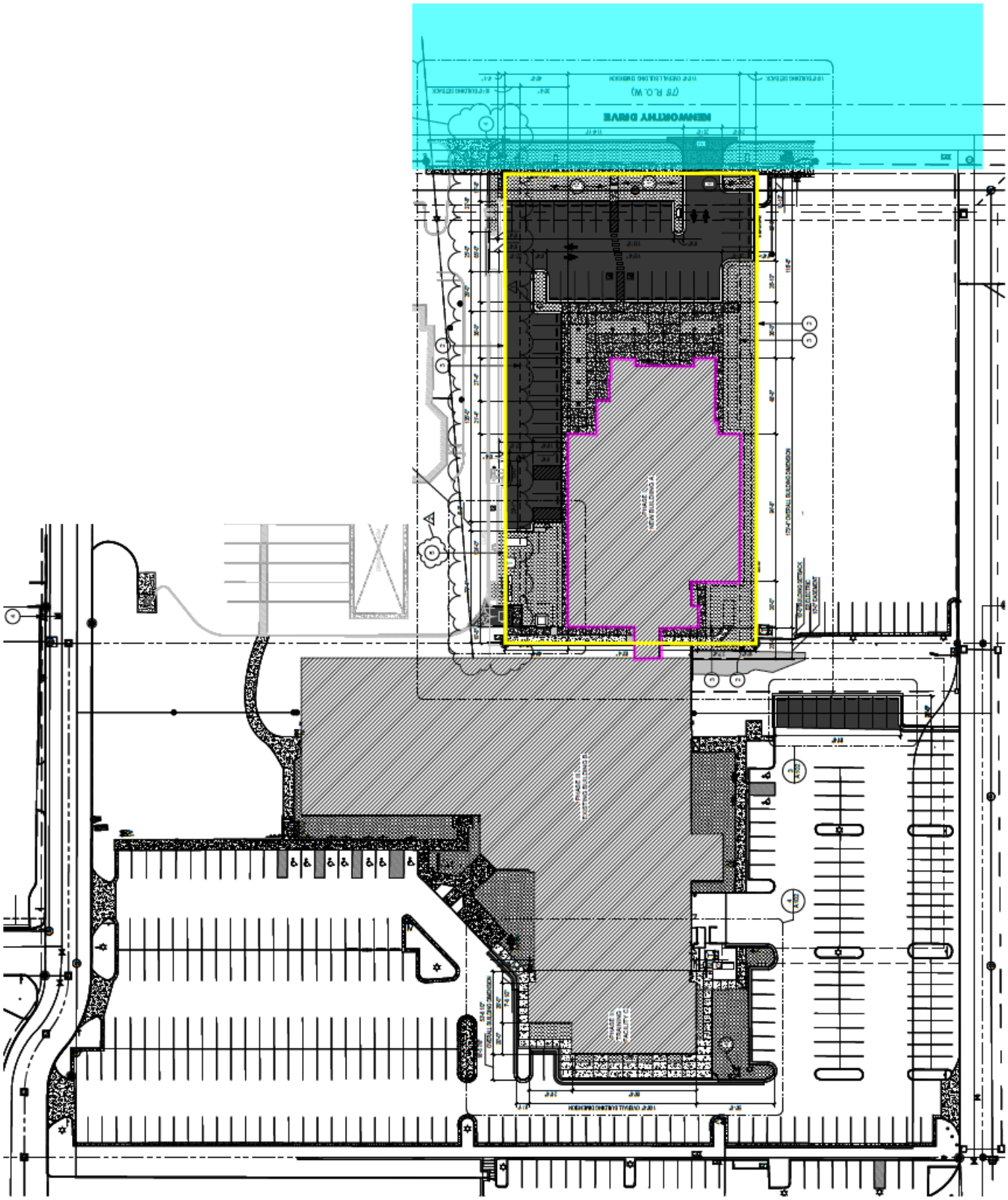
**ATTACHMENTS:**

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

# ATTACHMENT 1



# ATTACHMENT 2



# ATTACHMENT 3

**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 uses in the surrounding area and is consistent with Plan El Paso, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) Future Land Use designation.

**Planning and Inspections Department – Plan Review & Landscaping Division**

The generalized plot plan is not being reviewed for conformance due to conceptual nature. No objections to the proposed rezoning.

At the time of submittal for a 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**

Coordinate and plan with TXDoT for proposed improvements.

**Fire Department**

No adverse comments.

**Police Department**

The 911 District has no comments or concerns regarding this rezoning.

**Environment Services**

No comments received.

**Sun Metro**

The proposed rezoning does not affect Sun Metro Transit services or operations.

**Streets and Maintenance Department**

**Traffic & Transportation Engineering**

No TIA is required.

No objections to application.

**Streets Lighting:**

Street Lights Department requires that all projects that involve a roadway are 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.

For the development of a project 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.

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.

**Contract Management:**
Indicate when placing Sidewalks, the municipal Code Chapter 19.21 of Sidewalks shall be followed, and Chapter 13.04.020 Sidewalk Specifications.

Indicate that for driveways the municipal code chapter 13.12 shall be followed.

Indicate that asphalt or concrete structures must be compliant before acceptance and any type of damages must be restored before doing the final walkthrough.

Indicate that any damaged structure must be restored to same or better condition, this goes for asphalt, concrete, manholes, or water valves.

**El Paso Water**
EPWater-PSB does not object to this request.

**Water**
There is an existing 12-inch diameter water main along Kenworthy Street located approximately 15-feet east of the property. This main is available for service.

Previous water pressure reading from fire hydrant # 8390 located on Kenworthy Street approximately 940-feet south of Woodrow Bean Transmountain Road has yielded a static pressure of 64 psi, a residual pressure 56 psi and a discharge of 887 gallons per minute.

**Sanitary Sewer**
There is an existing 8-inch diameter sanitary sewer main that extends along a 20-foot PSB easement west of and parallel to the west right-of-way line. This main is available for service.

**General**
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 and sanitary sewer 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.
Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3rd floor. 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:**
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 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.

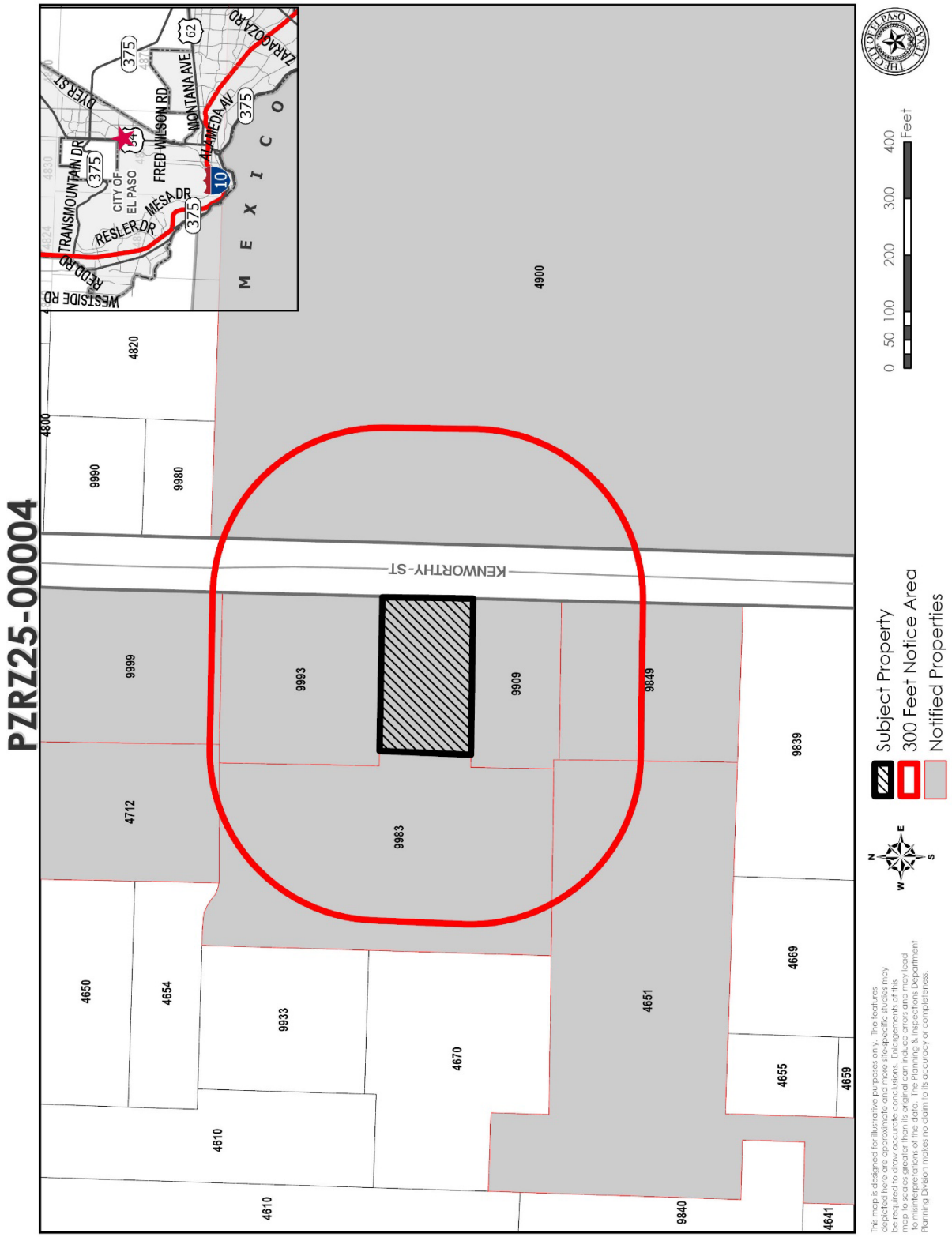
**El Paso County 911 District**
No comments received.

**Texas Department of Transportation**
No comments received.

**El Paso County Water Improvement District #1**
No comments received.

**Texas Gas Service**
Texas Gas Service has no comments.

# ATTACHMENT 4



# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | Joe Arvizu |
| Business Name | FirstLight Federal Credit Union |
| Agenda Item Type | Rezoning of property |
| Relevant Department | N/A |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
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| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: Joe Arvizu Digitally signed by Joe Arvizu Date: 2025.01.24 11:34:21 -07'00' Date: 01/24/2025

**File #:** 25-763, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.30 (Construction Board of Appeals); Section 2.30.020 (Appointment); Section 2.30.030 (Membership and Terms); Section 2.30.040 (Quorum and Voting); Section 2.30.050 (Secretary of the board); Section 2.30.060 (Powers); Section 2.30.070 (Appeals); and Section 2.30.080 (Procedures of the board) to dissolve the Construction Board of Appeals and reorganize into a new chapter 2.30 Titled Construction Appeals.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.30 (Construction Board of Appeals); Section 2.30.020 (Appointment); Section 2.30.030 (Membership and Terms); Section 2.30.040 (Quorum and Voting); Section 2.30.050 (Secretary of the board); Section 2.30.060 (Powers); Section 2.30.070 (Appeals); and Section 2.30.080 (Procedures of the board) to dissolve the Construction Board of Appeals and reorganize into a new chapter 2.30 Titled Construction Appeals.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNNEL), CHAPTER 2.30 (CONSTRUCTION BOARD OF APPEALS), SECTION 2.30.020 (APPOINTMENT) SECTION 2.30.030 (MEMBERSHIP AND TERMS) SECTION 2.30.040 (QUORUM AND VOTING), SECTION 2.30.050 (SECRETARY OF THE B0ARD), SECTION 2.30.060 (POWERS), SECTION 2.30.070 (APPEALS), SECTION 2.30.080 (PROCEDURES OF THE BOARD) SECTION 2.30.090 (RESERVED) IN ORDER TO DISSOLVE THE CONSTRUCTION BOARD OF APPEALS AND REORGANIZE INTO A NEW CHAPTER 2.30 TITLED CONSTRUCTION APPEALS.**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025, the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That the title of Chapter 2.30, Construction Board of Appeals, of the El Paso City Code is amended and renamed as follows:

Chapter 2.30 – CONSTRUCTION APPEALS.

SECTION 2: That Section 2.30.020 – Appointment, is amended as follows:

2.30.020. Appointment of Appeals Officer.

The City Manager or designee shall be the designated Appeals Officer on all construction appeals.

SECTION 3: That Section 2.30.030 – Membership and Terms, is amended as follows:

2.30.030 – Reserved

SECTION 4: That Section 2.30.040 –Quorum and voting, is amended as follows:

2.30.040 – Reserved

SECTION 5: That Section 2.30.050 – Secretary of the board, is amended as follows:

2.30.050 – Reserved

SECTION 6: That Section 2.30.060 – Powers, is amended as follows:

2.30.060 – Powers

A. The Appeals Officer is authorized to hear appeals from decisions issued by:

1. The building official in connection with administrative or enforcement of Chapter 18.02 (Building and Construction Administrative Code), Chapter 18.08 (Building Code), Chapter 18.10 (Residential Code), Chapter 18.12 (Mechanical Code), Chapter 18.16 (Electrical Code), Chapter 18.18 (Outdoor Lighting Code), Chapter 18.20 (Plumbing Code), Chapter 18.24 (Gas Code), Chapter 18.28 (Existing Building Code), and Chapter 18.46 (Landscaping), Chapter 5.32 (Public Swimming Pool Licenses), Chapter 5.90 (Security Alarm Systems) and Chapter 5.108 (Servicing Cesspools, Grease Traps and Septic Tanks) or such chapters that may succeed these chapters.

2. The fire official in connection with administration of Chapter 9.52 (Fire Protection Code);

3. The stormwater administrator in connection with administration or enforcement of Chapter 15.20 (Stormwater Management);

4. The floodplain administrator in connection with the administration of Chapter 18.60 (Flood Damage Prevention).

5. The City Engineer regarding the issuance, denial, revocation or suspension of a permit issued under Chapter 18.44 (Grading), Chapter 13.08 (Excavation) or Section 13.04.010 (Sidewalk and Curb Permit).

B. An application for appeal shall be based on a claim that the intent of an identified code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of the code do not fully apply, or an equivalent method of protection or safety is proposed. The Appeals Officer is authorized to impose reasonable conditions or safeguards as necessary to ensure that the purpose and intent of this Code are satisfied. The Appeals Officer consideration of an appeal pursuant to this section shall not be construed as a waiver of any other requirement of the code. The power of the Appeals Officer to interpret, determine applicability and equivalent measures under the code shall not be interpreted to allow the Appeals Officer to modify any fees required to be paid in accordance with the code.

C. The Appeals Officer may:

1. Make recommendations to the building official, the floodplain administrator, the stormwater administrator, and the fire official with respect to changes in the codes listed in Section 2.30.060 A.1. through 4.;

2. Make recommendations to the building official, the floodplain administrator, the stormwater administrator, and the fire official regarding the appropriateness of materials, methods, or equipment for use in the city; and

3. Recommend standards for safety of life and property, and workmanship for grading, stormwater management, flood prevention, fire prevention and residential and commercial construction in the city.

SECTION 7: That Section 2.30.070 – Appeals, is amended as follows:

2.30.070 – Appeals

A. The owner of a property, building, structure or service system, or duly authorized agent of such, may appeal a decision concerning any matter for which the Appeals Officer is authorized to hear appeals under Section 2.30.060, whenever any one of the following circumstances exists:

1. When the city official rejects or refuses to approve the design or method of construction proposed to be used in the construction or alteration of a building, structure or service system;

2. When the city official rejects the material proposed to be used in the construction or alteration of a building, structure or service system;

3. When the city official refuses to extend a permit when the applicable provision of the code allows an extension of the permit;

4. When the city official refuses to issue a permit or suspends a permit or revokes a permit; or

5. When the city official refuses to issue a license, suspends a license, or revokes a license.

B. Appeal procedures:

1. The appeal shall be filed in writing with the city clerk within thirty consecutive days from the date the appellant receives written notice from the city of the decision being appealed. If the thirty consecutive days ends on a legal holiday or a weekend, then the last time to file the appeal with the city clerk shall be 5:00 p.m. on the next city working day.

2. The appeal shall be signed by the owner of the property that is the subject of the decision being appealed, the applicant for a permit application that was denied or the permittee of a permit that has been suspended, revoked or that was not extended;

3. The established filing fee shall accompany the appeal.

4. The appeal shall specify the action by the city that is being appealed, attach a copy of the decision by the city that is being appealed and specify the reasons why the decision should be reversed.

C. In considering an appeal of a decision of a city official, the Appeals Officer shall have the same authority to decide the issue as the official making the decision being appealed.

D. The Appeals Officer is authorized to hear and grant appeals to utilize structures for a limited period of time that do not comply with the provision of an identified technical code. The procedures for appealing for such temporary exceptions are as follows:

1. An application for appeal shall be signed by the owner of the subject property;

2. Applications shall be accompanied by sufficient documentation confirming the validity of the proposed temporary structures, property lines, setbacks and off-street parking;

3. Application shall be accompanied by a plot plan drawn to scale indicating the location of proposed temporary structures, property lines, setbacks and off-street parking; and

4. Application shall be accompanied by drawings or other documentation describing the construction of the proposed temporary facility.

E. In considering an appeal, other than from Chapter 18.60 (Flood Damage Prevention), the Appeals Officer shall consider the following where appropriate:

1. The sufficiency of technical, architectural, engineering or fire prevention methods presented by the appellant offered in support of the request to interpret, determine applicability and equivalent measures under the applicable code;

2. That special conditions and circumstances exist which are unique to the site, building, structure or service system and are not applicable to others;

3. That the special conditions and circumstances do not result from the action or inaction of the applicant;

4. That granting the appeal requested does not confer on the applicant any special privilege that has been previously denied by the board Appeals Officer to other similarly situated sites, building structures or service systems;

5. That the appeal will make possible the reasonable use of the site, building, structure or service system; and

6. That granting an appeal will be in harmony with the general intent and purpose of the identified code and will not be detrimental to the public health, safety and welfare.

F. In granting an appeal, the Appeals Officer may prescribe a reasonable time limit within which the action for which the appeal is required shall be commenced or completed or both. In addition, the Appeals Officer may prescribe reasonable conditions and safeguards in conformity with the intent of the code.

G. In reviewing an appeal under Chapter 18.60 (Flood Damage Prevention), the Appeals Officer shall follow the procedures as identified in Chapter 18.60.180.

SECTION 8: That Section 2.30.080 – Procedures of the board, is amended as follows:

2.30.080 – Procedures

A. The appeal shall be heard within fifteen calendar days after the date the completed application for appeal is received.

B. The Appeals Officer shall reach a decision without unreasonable or unnecessary delay. A copy of the decision shall be delivered by certified mail or personal delivery to the applicant. The decision of the Appeals Officer shall be final and shall not be appealed to the city council but may be appealed to a court of competent jurisdiction.

**ADOPTED** this _____ day of _____, 2025.

**THE CITY OF EL PASO**

_____
**Renard U. Johnson**, Mayor

**ATTEST:**

_____
**Laura D. Prine**
City Clerk

**APPROVED AS TO FORM:**

Sarah L. Hartnett
_____
**Sarah L. Hartnett**
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Philip Etiwe
_____
**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-764, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.92 (Ethics), Section 2.92.060 (Restriction for Former City Officers and Employees) of the El Paso City Code to remove reference to the Construction Board of Appeals.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.
An Ordinance amending Title 2 (Administration and Personnel), Chapter 2.92 (Ethics), Section 2.92.060 (Restriction for Former City Officers and Employees) of the El Paso City Code to remove reference to the Construction Board of Appeals.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) CHAPTER 2.92 (ETHICS), SECTION 2.92.060 (RESTRICTION FOR FORMER CITY OFFICERS AND EMPLOYEES) OF THE EL PASO CITY CODE TO REMOVE REFERENCE TO THE CONSTRUCTION BOARD OF APPEALS:**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Section 2.92.060 – Restriction for former city officer and employees, of the El Paso City Code be amended as follows:

Paragraph C.

C. No former members of the building and standards commission, city plan commission, civil service commission, ethics review commission, historic landmark commission, parks and recreation board, public service board, the zoning board of adjustment, or any other board or

commission of the city, shall, during the twelve months after leaving the board or commission, engage in lobbying activities as a registered lobbyist as regulated in Chapter 2.94 of this Code, or represent any person or organization in any formal or informal appearance before their former respective board or commission.

SECTION 2. Except as herein amended, Title 2 of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____
**Renard U. Johnson**, Mayor

ATTEST:

_____
**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-765, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 9 (Health and Safety), Chapter 9.52 (Fire Prevention Code), Section 9.52.030.16 (Section 111.1 Board of Appeals established, amended) of the El Paso City Code, to perform the following: amend Section 111.1 (Board of Appeals) to replace Construction Board of Appeals with appeals officer; and Section 9.52.110.4 (section 3201.1.4, appeals, added), of the El Paso City Code to perform the following: amend section 3201.1.4 (Appeals) to replace Construction Board of Appeals with appeals officer.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 9 (Health and Safety), Chapter 9.52 (Fire Prevention Code), Section 9.52.030.16 (Section 111.1 Board of Appeals established, amended) of the El Paso City Code, to perform the following: amend Section 111.1 (Board of Appeals) to replace Construction Board of Appeals with appeals officer; and Section 9.52.110.4 (section 3201.1.4, appeals, added), of the El Paso City Code to perform the following: amend section 3201.1.4 (Appeals) to replace Construction Board of Appeals with appeals officer.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 9 (HEALTH AND SAFETY), CHAPTER 9.52 (FIRE PREVENTION CODE), SECTION 9.52.030.16 (SECTION 111.1 BOARD OF APPEALS ESTABLISHED, AMENDED) OF THE EL PASO CITY CODE, TO PERFORM THE FOLLOWING: AMEND SECTION 111.1 (BOARD OF APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AND SECTION 9.52.110.4 (SECTION 3201.1.4, APPEALS, ADDED), OF THE EL PASO CITY CODE TO PERFORM THE FOLLOWING: AMEND SECTION 3201.1.4 (APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Title 9.52.030.16-Section 111.1 – Board of appeals established, of the El Paso City Code be amended as follows:

111.1 Appeals.

Appeals of orders, decisions or determinations by the AHJ relative to the application and interpretation of Fire Code may be appealed to the Appeals Officer in accordance with Chapter 2.30 of the City Code.

SECTION 2: That Title 9.52.110.4 – Section 3201.1.4 – Appeals, of the El Paso City Code be amended as follows:

3201.1.4 Appeals.

The owner of a building or an owner's duly authorized agent may appeal a decision of the Fire Code Official or the Building Official related to this Section. All appeals shall be directed to the Appeals Officer, in accordance with Chapters 2.30 and 18.02 of the El Paso City Code.

SECTION 3. Except as herein amended, Title 9 of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____
**Renard U. Johnson**, Mayor

ATTEST:

_____
**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-766, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

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City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

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An Ordinance amending Title 13 (Streets, Sidewalks and Public Places), Chapter 13.04 (Street and Sidewalk Construction and Maintenance), Section 13.04.010 (Sidewalk and Curb Permit Required), Paragraph A of the El Paso City Code to perform the following: amend Section 13.04.010 to replace Construction Board of Appeals with appeals officer; and Chapter 13.08 (Excavations), Section 13.08.120 (Appeal) of the El Paso City Code to perform the following: amend Section 13.08.120 to replace Construction Board of Appeals with appeals officer.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 13 (Streets, Sidewalks and Public Places), Chapter 13.04 (Street and Sidewalk Construction and Maintenance), Section 13.04.010 (Sidewalk and Curb Permit Required), Paragraph A of the El Paso City Code to perform the following: amend Section 13.04.010 to replace Construction Board of Appeals with appeals officer; and Chapter 13.08 (Excavations), Section 13.08.120 (Appeal) of the El Paso City Code to perform the following: amend Section 13.08.120 to replace Construction Board of Appeals with appeals officer.

**BACKGROUND / DISCUSSION:**

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….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
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Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 13 (STREETS, SIDEWALKS AND PUBLIC PLACES), CHAPTER 13.04 (STREET AND SIDEWALK CONSTRUCTION AND MAINTENANCE), SECTION 13.04.010 (SIDEWALK AND CURB PERMIT REQUIRED) PARAGRAPH A OF THE EL PASO CITY CODE TO PERFORM THE FOLLOWING: AMEND SECTION 13.04.010 TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AND CHAPTER 13.08 (EXCAVATIONS), SECTION 13.08.120 (APPEAL) OF THE EL PASO CITY CODE TO PERFORM THE FOLLOWING: AMEND SECTION 13.08.120 TO REPLACE CONSTUCTION BOARD OF APPEALS WITH APPEALS OFFICER**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Section 13.04.010 – Sidewalk and curb permit required, of the El Paso City Code be amended as follows:

A. Except as otherwise provided in this Code, no person shall construct, alter or repair any sidewalk or curb or change the grade thereof within the city's right-of-way without a permit. A permit under this chapter shall not be required for sidewalk and/or curb construction, alteration or repair that is included in a permit issued pursuant to Chapter 13.08. Permits under this section shall be issued only by the permit official. The permit official shall not issue any permit under this section without receiving the approval of the traffic engineer. In granting or refusing such permit the traffic engineer shall consider and be guided by the need for the proposed cut or alteration, the amount and pattern of traffic at the location in question, safety factors and the hazards likely to be created. The permit official may suspend a permit for noncompliance with the requirements of this chapter. The permit official shall provide notice of suspension of the permit to the permittee, at which time the permittee shall cease the work allowed under the permit and shall not resume work until authorized to do so by the permit official. Any person aggrieved by the decision concerning the issuance, denial, revocation or suspension of a permit issued under this chapter may appeal such decision to the Appeals Officer in accordance with the requirements and procedures of Chapter 2.30

SECTION 2: That Section 13.08.120 – Appeal, of the El Paso City Code be amended as follows:

13.08.120 - Appeal.

Any applicant or permittee aggrieved by the decision of the permit official concerning the issuance, denial, revocation or suspension of a permit may appeal such decision to the Appeals Officer in accordance with the requirements and procedures of Chapter 2.30.

SECTION 3. Except as herein amended, Title 13 of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____

**Renard U. Johnson**, Mayor

ATTEST:

_____

**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr

**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-767, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 15 (Public Services), Chapter 15.20 (Stormwater Management), Section 15.20.110 (Stormwater Discharge from Construction Activities), Paragraph A to replace Construction Board of Appeals with appeals officer.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 15 (Public Services), Chapter 15.20 (Stormwater Management), Section 15.20.110 (Stormwater Discharge from Construction Activities), Paragraph A to replace Construction Board of Appeals with appeals officer.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 15 (PUBLIC SERVICES), CHAPTER 15.20 (STORMWATER MANAGEMENT), SECTION 15.20.110 (STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES), PARAGRAPH A TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Section 15.20.110 – Stormwater discharge from construction activities, of the El Paso City Code be amended as follows:

Paragraph A. General Requirements.

3. All plans and specifications that are prepared for the construction of site improvements shall include a storm drain pollution control plan (SDPCP), that illustrates and describes the best

management practices required by subsection A.1. of this section that will be implemented at the construction site. The stormwater administrator may deny approval of any building permit, grading permit, subdivision plat, site development plan, or any other city approval necessary to commence or continue construction, or to assume occupancy, on the grounds that the management practices described in the plans or observed upon a site inspection by city personnel are determined not to control and reduce the discharge of sediment, silt, earth, soil, and other materials associated with clearing, grading, excavation, and other construction activities to the maximum extent practicable. Together with written notification to the applicant that the approval sought is denied, the stormwater administrator shall provide the applicant a written explanation of the reasons for the denial. The applicant may appeal the decision made by the stormwater administrator to the Appeals Officer, in accordance with Chapter 2.30 of the El Paso City Code. Any appeal shall be made within ten days of the date the applicant receives notification of the decision of the stormwater administrator.

SECTION 2. Except as herein amended, Title 15 of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____
**Renard U. Johnson**, Mayor

ATTEST:

_____
**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
**Philip F. Etiwe,** Director
Planning & Inspections Department

HQ25-5000|Trans#612810|City Council
Construction Boards of Appeals
RA

**File #:** 25-768, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 17 (Housing), Chapter 17.04 (Housing Code Adopted), Section 17.04.070 (Section 107 Amended-Appeals) of the El Paso City Code to perform the following: amend section 170.04.070 (Section 107 Amended-Appeals) to replace Construction Board of Appeals with appeals officer.

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

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 17 (Housing), Chapter 17.04 (Housing Code Adopted), Section 17.04.070 (Section 107 Amended-Appeals) of the El Paso City Code to perform the following: amend section 170.04.070 (Section 107 Amended-Appeals) to replace Construction Board of Appeals with appeals officer.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 17 (HOUSING), CHAPTER 17.04 (HOUSING CODE ADOPTED), SECTION 17.04.070 (SECTION 107 AMENDED-APPEALS) OF THE EL PASO CITY CODE TO PERFORM THE FOLLOWING: AMEND SECTION 170.04.070 (SECTION 107 AMENDED-APPEALS) TO REPLACE CONSTUCTION BOARD OF APPEALS WITH APPEALS OFFICER**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Section 17.04.070 – Appeals, of the El Paso City Code be amended as follows:

Section 17.04.070 –Appeals.

A. Any person receiving written notice from the building official of structural deficiencies in his property under this Code may, within thirty (30) days following the date of such notice, enter an appeal in writing to the Appeals Officer, depending upon the deficiencies for which the person received notice. Such appeal shall state the location of the property, the date of the notice of violations and the number of such notice. The appellant must state the variance or modification

requested, the reasons therefor and the hardships or conditions upon which the appeal is made. A fee of twenty-five dollars ($25) shall accompany such notice of appeal.

Notices from the building official which address existing buildings and requirements for new construction, shall be appealed to the Appeals Officer, as identified in Chapter 2.30 of the El Paso City Code.

B. Upon appeal, the Appeals Officer will permit, in appropriate cases where the application of the requirement of this Code in the allowance of the stated time for the performance of any action required hereunder would appear to cause undue hardship on an owner, one or more extensions of time, not to exceed 120 days each, from the date of such decision of the Appeals Officer. Such requests for additional extensions of time shall be filed with the Appeals Officer not less than thirty (30) days prior to the expiration of the current extension.

Upon appeal, the Appeals Officer shall consider and determine appeals whenever it is claimed that the true intent and meaning of this Code or any of its regulations have been misconstrued or wrongly interpreted.

C. An appeal should not be considered where an appeal case has been previously decided involving the same premises.

All decisions of the Appeals Officer to vary the application of any provision of this Code or to modify an order of the building official shall specify in what manner such variance or modification is made, the conditions upon which it is made, and the reasons therefor. Every decision shall be in writing and shall indicate the vote upon the decision. A copy of all decisions shall be promptly filed in the office of the building official. The Appeals Officer shall notify the appellant in writing of the final action.

SECTION 2. Except as herein amended, Title 17 of the El Paso City Code shall remain in full force and effect.

*(signatures following page)*

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____
**Renard U. Johnson**, Mayor

ATTEST:

_____
**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-769, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Planning and Inspections, Javier A. De La Cruz, (915) 212-1589
City Attorney's Office, Robert Aguinaga, (915) 212-1117
City Attorney's Office, Sarah L. Hartnett, (915) 212-1232

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 18 (Building and Construction), Chapter 18.02 (Building and Construction Administrative Code); Chapter 18.08 (Building Code); Chapter 18.18 (Outdoor Lighting Code); Chapter 18.44 (Grading); Chapter 18.46 (Landscape); and Chapter 18.60 (Flood Damage Prevention) of the El Paso City Code to perform the following: amend Section 18.02.105.27 (Appeals to the Construction Board of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.107.15.5 (Third Party Service Provider Audit Process) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.111.13 (Appeals to the Construction Board of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.080 Section 501.2.4 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.140 Section 1101.4 (Variances) to replace Construction Board of Appeals with appeals officer; amend Section 18.18.380 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.44.120 (Appeals) to replace Construction Board of Appeals with appeals officer amend Section 18.46.310 (Appeals), Paragraph A to replace Construction Board of Appeals with appeals officer; and amend Section 18.60.180 (Development Permit Procedures) Section C Paragraphs 1, 2, 3 and 7 to replace Construction Board of Appeals with appeals officer.

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

RECEIVED
By City Clerks at 11:28 am, Jun 26, 2025

**DEPARTMENT:** Planning and Inspections and City Attorney's Office

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Javier A. De La Cruz **PHONE NUMBER:** 915-212-1589

**2nd CONTACT PERSON NAME:** Robert Aguinaga - CAO **PHONE NUMBER:** 915-212-1117

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 5- Promote Transparent & Consistent Communication Amongst all Members of the Community

**SUBGOAL:**

5.1 Set a climate of respect, collaboration and team spirit among Council, city staff and the community

**SUBJECT:**

APPROVE ordinance related to the Sunsetting of the Construction Board of Appeals.

An Ordinance amending Title 18 (Building and Construction), Chapter 18.02 (Building and Construction Administrative Code); Chapter 18.08 (Building Code); Chapter 18.18 (Outdoor Lighting Code); Chapter 18.44 (Grading); Chapter 18.46 (Landscape); and Chapter 18.60 (Flood Damage Prevention) of the El Paso City Code to perform the following: amend Section 18.02.105.27 (Appeals to the Construction Board Of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.107.15.5 (Third Party Service Provider Audit Process) to replace Construction Board of Appeals with appeals officer; amend Section 18.02.111.13 (Appeals to the Construction Board of Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.080 Section 501.2.4 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18.08.140 Section 1101.4 (Variances) to replace Construction Board of Appeals with appeals officer; amend Section 18.18.380 (Appeals) to replace Construction Board of Appeals with appeals officer; amend Section 18,44.120 (Appeals) to replace Construction Board of Appeals with appeals officer amend Section 18.46.310 (Appeals), Paragraph A to replace Construction Board Of Appeals with appeals officer; and amend Section 18.60.180 (Development Permit Procedures) Section C Paragraphs 1, 2, 3 and 7 to replace Construction Board of Appeals with appeals officer.

**BACKGROUND / DISCUSSION:**

On May 12, 2025- Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
….
Sunset of the Construction Board of Appeals

**COMMUNITY AND STAKEHOLDER OUTREACH:**

None

**PRIOR COUNCIL ACTION:**

Motion made by Representative Canales, seconded by Representative Limón, and unanimously to ACCEPT Staff's recommendations AS REVISED to:
• Develop and adopt a uniform Ordinance to standardize boards and commissions by addressing
Membership requirements and composition
Board terms
Responsibilities of board members to include a Code of Conduct agreement, handbook
Clarification of operational and advisory roles
Standardize boards to be enacted by Resolution instead of Ordinance
Closed session guidelines
Mandatory annual training for all board liaisons and relevant City staff
Streamline directives, reports and communications from boards/commissions via City Manager's Office ... Sunset of the

**AMOUNT AND SOURCE OF FUNDING:**

None

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

None

| NAME | AMOUNT ($) |
|---|---|
| N/A | $ 0.00 |

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

**DEPARTMENT HEAD:** Kevin Smith

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.02 (BUILDING AND CONSTRUCTION ADMINISTRATIVE CODE); CHAPTER 18.08 (BUILDING CODE); CHAPTER 18.18 (OUTDOOR LIGHTING CODE); CHAPTER 18.44 (GRADING); CHAPTER 18.46 (LANDSCAPE); AND CHAPTER 18.60 (FLOOD DAMAGE PREVENTION) OF THE EL PASO CITY CODE TO PERFORM THE FOLLOWING: AMEND SECTION 18.02.105.27 (APPEALS TO THE CONSTRUCTION BOARD OF APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.02.107.15.5 (THIRD PARTY SERVICE PROVIDER AUDIT PROCESS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.02.111.13 (APPEALS TO THE CONSTRUCTION BOARD OF APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.08.080 SECTION 501.2.4 (APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.08.140 SECTION 1101.4 (VARIANCES) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.18.380 (APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AMEND SECTION 18.44.120 (APPEALS) TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER AMEND SECTION 18.46.310 (APPEALS), PARAGRAPH A TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER; AND AMEND SECTION 18.60.180 (DEVELOPMENT PERMIT PROCEDURES) SECTION C PARAGRAPHS 1, 2, 3 AND 7 TO REPLACE CONSTRUCTION BOARD OF APPEALS WITH APPEALS OFFICER.**

**WHEREAS,** by Ordinance No. 015962, the El Paso City Council created the Building Board of Appeals for the purpose of providing for reasonable due process of law through the appeal of orders, decisions or determinations made by city officials relative to the application and interpretations of the requirements in the codes specified in section 2.30.060A for specific projects, without further appeal to the city council; and

**WHEREAS,** by Ordinance No. 016492, the El Paso City Council renamed the Board as the Construction Board of Appeals; expanded the duties of the Board to include the ability to hear requests for variances and appeals involving staff interpretations of the El Paso City Code Chapters on grading stormwater management, outdoor lighting, landscaping, and flood damage prevention and named the members of the Building Board of Appeals as the members of the Const4ruction Board of Appeals; and

**WHEREAS,** by Ordinance No. 016658, the El Paso City Council added additional powers to the Construction Board of Appeals; and

**WHEREAS,** the Construction Board of Appeals has not been required to meet to resolve an appeal on an order, decision or determination made by city officials in the last ten years; and

**WHEREAS,** appeals of orders, decisions or determinations made by city officials will be handled administratively by the El Paso City Manager or designee; and

**WHEREAS,** on May 12, 2025 the El Paso City Council voted to sunset the Construction Board of Appeals.

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

SECTION 1: That Section 18.02.105.27 – Appeals to construction board of appeals, of the El Paso City Code be amended and renamed as follows:

Section 18.02.105.27 – Appeals.

SECTION 2: That Section 18.02.111.13 – Appeals to the construction board of appeals, is amended as follows:

18.02.111.13 – Appeals.

In any case where a decision of the building official, regarding adequacy or quality of public or private improvements, prevents the issuance of a permit or certificate of occupancy, the permit applicant may appeal the decision to the Appeals Officer in accordance with the requirements and procedures of Chapter 2.30 of the City Code.

SECTION 3: That Section 18.08.080 Section 501.2.5 – Appeals is amended as follows:

The owner of a property may appeal the determination of the location or color for building numbering by the Fire Code Official to the Appeals Officer in accordance with Chapter 2.30 of the City Code.

SECTION 4: That Section 18.08.140 Section 1101.4 – Variances is amended as follows

Variances. Any exemptions from or modifications of the requirements of the TAS obtained for any project through a variance granted by the Texas Department of Licensing and Regulation (TDLR) shall be deemed a variance under this chapter and approval by the Appeals Officer as described in City Code Chapter 2.30 shall not be required. The building official may issue a conditional building permit, pending final determination from TDLR, provided the applicant submits proof that a variance application for the requested exemption or modification has been submitted to TDLR.

SECTION 5: That Section 18.18.380 – Appeals, is amended as follows:

Any person aggrieved by any decision of the director made in administration or enforcement of this Code has the right of appeal to the Appeals Officer.

SECTION 6: That Section 18.44.120 – Appeals, is amended as follows:

Any permittee aggrieved by the decision of the permit official concerning the issuance, denial, revocation or suspension of a permit may appeal such decision to the Appeals Officer.

SECTION 7: That Section 18.46.310 – Appeals, is amended as follows:

18.46.310 - Appeals.

A. When the Director does not approve a landscape or irrigation plan, or the installation of these improvements, the owner or duly authorized representative may appeal in writing that decision to the Appeals Officer in accordance with the requirements and procedures of Chapter 2.30 of the City Code. Where topography or the unique characteristics of a particular lot are such that the landscape requirements cannot be met, the director of the city development department or designee may waive up fifteen percent of the parking requirement below the minimum so that the minimum landscape requirement can be met or alternatively the missing landscape percentage can be waived up to fifteen percent of the total square footage required. In cases where the property owner disagrees with the determination of the director of the city development department or other designee of the city manager, the decision may be appealed to the Appeals Officer in accordance with the requirements and procedures of Chapter 2.30 of the City Code.

SECTION 8: That Section 18.60.180 Section C – Variance Procedures is amended as follows

1.The Appeals Officer shall hear and render judgment on requests for variances from the requirements of this chapter.

2.The Appeals Officer shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this chapter.

3.Any person or persons aggrieved by the decision of the Appeals Officer may appeal such decision in the courts of competent jurisdiction.

4.The floodplain administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

5.Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this chapter.

6.Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in subsection B of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

7.Upon consideration of the factors noted above and the intent of this chapter, the Appeals Officer may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this chapter.

SECTION 9. Except as herein amended, Title 18 of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

CITY OF EL PASO

_____
**Renard U. Johnson**, Mayor

ATTEST:

_____
**Laura D. Prine**, City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
**Robert Aguinaga**
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
**Philip F. Etiwe,** Director
Planning & Inspections Department

**File #:** 25-804, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 8**
Streets and Maintenance, Randy Garcia, (915) 212-7005

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), of the El Paso City Code; to add Item: Subsection Zone X: No Parking, 8:00 am to 5:00 pm, Monday through Friday; and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII Restrictions on Parking in Residential Districts), Subsection Zone X (No Parking, 8:00 am To 5:00 pm, Monday through Friday), of the El Paso City Code; to add Items: 1.1600 Block of N. Kansas Street, between E. Schuster Avenue and E Crosby Avenue, West Side only, 2. 1600 Block of N Kansas Street, from E. Schuster Avenue to a Point 180 feet South of E. Schuster Avenue, East Side only., 3. 400 Block of E. Crosby Avenue, Between the alley East of N. Kansas Street and N. Campbell Street, North Side only., 4. 400 Block of E. Crosby Avenue, between N. Kansas Street and N. Campbell Street, South Side only, 5. 500 Block of East Crosby Avenue, between N. Campbell Street and N. Florence Street, North Side only, 6. 500 Block of E. Crosby Avenue, between the alley east of N. Campbell Street and N. Florence Street, South Side only, 7. 1600 Block of N. Florence Street, From 115 feet South of E. Schuster Avenue to E. Crosby Avenue, West Side only, 8. 1600 Block of N. Florence Street, between E. Schuster Avenue and E. Crosby Avenue, East Side only, 9.1600 Block of N. Campbell Street, between E. Schuster Avenue and E. Crosby Avenue, West Side only, and 10. 1600 Block of N. Campbell Street, from a point 170 feet South of E. Schuster Avenue to E. Crosby Avenue, East Side only. The penalty being provided in Chapter 12.88 of the El Paso City Code.

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

**REVISED**
*1:10 pm, Jul 03, 2025*

**DEPARTMENT:** STREETS AND MAINTENACE

**AGENDA DATE:** 7/8/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Randy Garcia, Director **PHONE NUMBER:** (915) 212-7005

**DISTRICT(S) AFFECTED:** 8

**STRATEGIC GOAL:**

7 – Enhance and Sustain El Paso's Infrastructure Network

**SUBGOAL:**

7.3 – Enhance a regional comprehensive transportation system

**SUBJECT:**

An ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on parking in residential districts), subsection zone x: No parking, 8:00 am to 5:00 pm, Monday through Friday; of the El Paso city code; to add item 1. 1600 block of N Kansas Street, between E Schuster Avenue and E Crosby Avenue, west side only. To add item 2. 1600 block of N Kansas street, from E Schuster Avenue to a point 180 feet south of E Schuster Avenue, east side only. To add item 3. 400 block of E Crosby Avenue, between the alley east of N Kansas Street and N Campbell Street, north side only. To add item 4. 400 block of E Crosby Avenue, between N Kansas street and N Campbell Street, south side only. To add item 5. 500 block of E Crosby Avenue, between N Campbell Street and N Florence Street, north side only. To add item 6. 500 block of E Crosby Avenue, between the alley east of N Campbell Street and N Florence Street, south side only. To add item 7. 1600 block of N Florence Street, from 115 feet south of E Schuster Avenue to E Crosby Avenue, west side only. To add item 8. 1600 block of N Florence Street, between E Schuster Avenue and E Crosby Avenue, east side only. To add item 9. 1600 block of N Campbell Street, between E Schuster Avenue and E Crosby Avenue, west side only. To add item 10. 1600 block of N Campbell Street, from a point 170 feet south of E Schuster Avenue to E Crosby Avenue, east side only. The penalty being provided in chapter 12.88 of the El Paso city code.

**BACKGROUND / DISCUSSION:**

On October 2024, Streets and Maintenance Department received a service request to establish a Residential Parking District (RPD) from residents on North Campbell St between Schuster Ave and Crosby Ave. Residents are concerned with parking congestion attributed to a new medical office building.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** _____

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.200 (SCHEDULE XVII-RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS), OF THE EL PASO CITY CODE; TO ADD ITEM: SUBSECTION ZONE X: NO PARKING, 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY; AND AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.200 (SCHEDULE XVII-RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS), SUBSECTION ZONE X (NO PARKING, 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY), OF THE EL PASO CITY CODE; TO ADD ITEMS: 1. 1600 BLOCK OF N KANSAS STREET, BETWEEN E SCHUSTER AVENUE AND E CROSBY AVENUE, WEST SIDE ONLY., 2. 1600 BLOCK OF N KANSAS STREET, FROM E SCHUSTER AVENUE TO A POINT 180 FEET SOUTH OF E SCHUSTER AVENUE, EAST SIDE ONLY., 3. 400 BLOCK OF E CROSBY AVENUE, BETWEEN THE ALLEY EAST OF N KANSAS STREET AND N CAMPBELL STREET, NORTH SIDE ONLY., 4. 400 BLOCK OF E CROSBY AVENUE, BETWEEN N KANSAS STREET AND N CAMPBELL STREET, SOUTH SIDE ONLY., 5. 500 BLOCK OF EAST CROSBY AVENUE, BETWEEN N CAMPBELL STREET AND N FLORENCE STREET, NORTH SIDE ONLY., 6. 500 BLOCK OF E CROSBY AVENUE, BETWEEN THE ALLEY EAST OF N CAMPBELL STREET AND N FLORENCE STREET, SOUTH SIDE ONLY., 7. 1600 BLOCK OF N FLORENCE STREET, FROM 115 FEET SOUTH OF E SCHUSTER AVENUE TO E CROSBY AVENUE, WEST SIDE ONLY., 8. 1600 BLOCK OF N FLORENCE STREET, BETWEEN E SCHUSTER AVENUE AND E CROSBY AVENUE, EAST SIDE ONLY., 9. 1600 BLOCK OF N CAMPBELL STREET, BETWEEN E SCHUSTER AVENUE AND E CROSBY AVENUE, WEST SIDE ONLY., AND 10. 1600 BLOCK OF N CAMPBELL STREET, FROM A POINT 170 FEET SOUTH OF E SCHUSTER AVENUE TO E CROSBY AVENUE, EAST SIDE ONLY. THE PENALTY BEING PROVIDED IN CHAPTER 12.88 OF THE EL PASO CITY CODE.**

**WHEREAS,** residents requested a new establishment of parking restrictions for non-residents; and

**WHEREAS**, this will improve parking congestion and safety and wellbeing for the neighborhood residents in the area.

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

**SECTION 1.** Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), to Add Item:

Zone X: No Parking, 8:00 am to 5:00 pm, Monday through Friday:

**SECTION 2.** Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200

(Schedule XVII-Restrictions on Parking in Residential Districts), Subsection Zone X, No Parking, 8:00 am to 5:00 pm, Monday through Friday; to Add Items:

1. 1600 block of N Kansas Street, between E Schuster Avenue and E Crosby Avenue, west side only.
2. 1600 block of N Kansas Street, from E Schuster Avenue to a point 180 feet south of E Schuster Avenue, east side only.
3. 400 block of E Crosby Avenue, between the alley east of N Kansas Street and N Campbell Street, north side only.
4. 400 block of E Crosby Avenue, between N Kansas Street and N Campbell Street, south side only.
5. 500 block of East Crosby Avenue, between N Campbell Street and N Florence Street, north side only.
6. 500 block of E Crosby Avenue, between the alley east of N Campbell Street and N Florence Street, south side only.
7. 1600 block of N Florence Street, from 115 feet south of E Schuster Avenue to E Crosby Avenue, west side only.
8. 1600 block of N Florence Street, between E Schuster Avenue and E Crosby Avenue, east side only.
9. 1600 block of N Campbell Street, between E Schuster Avenue and E Crosby Avenue, west side only.
10. 1600 block of N Campbell Street, from a point 170 feet south of E Schuster Avenue to E Crosby Avenue, east side only.

**SECTION 3.** Except as herein amended, Title 12 of the El Paso City Code shall remain in full force and effect.

**ADOPTED** this _____day of _____, 2025.

**CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

_____
Mona M. Heydarian
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Randy Garcia, Director
Streets & Maintenance Department



**ORDINANCE NO.** _____
25-5031-Streets | TRAN-312443 | Ordinance AMD – Title 12 – Campbell St | MMH

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

# Establishing New Residential Parking District (RPD)

## North Campbell St (Alexander Addition)

Streets and Maintenance Department

Jose Hernandez, Traffic Engineer Associate

Introduction: July 8 , 2025

Public Hearing: July 22, 2025

# Streets and Maintenance Department

## Ordinance Amending Title 12.88.200

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

Goal 7 – Enhance and Sustain El Paso's Infrastructure Network

Sub-goal 7.3 – Enhance a regional comprehensive transportation system

# Streets and Maintenance Department

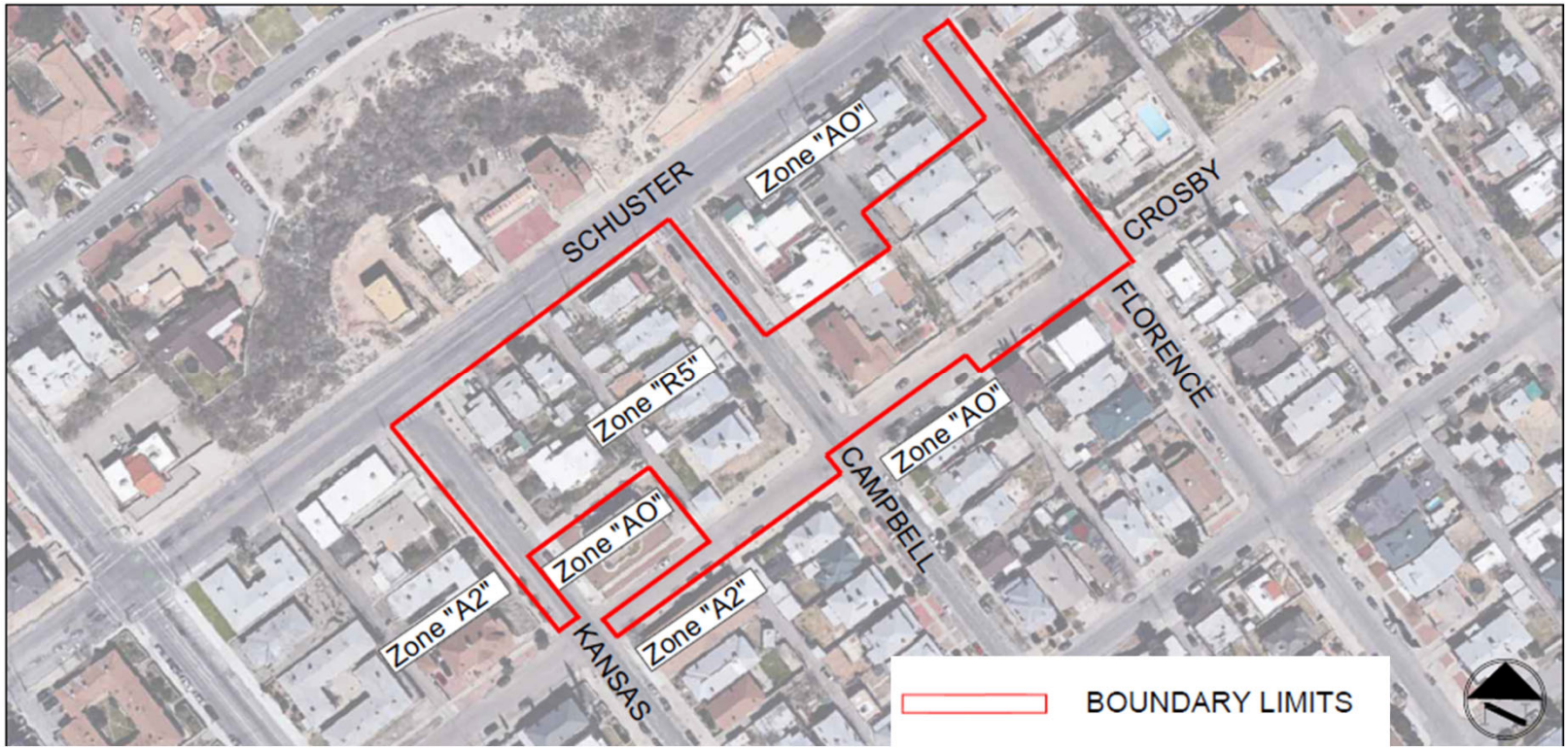
## Ordinance Amending Title 12.88.200

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

### Purpose of Amendment

- Residents requested Residential Parking District (RPD) be established
- Parking issue and traffic congestion during hours of operation at medical office building
- RPD's allow residents to park in RPD with requested decals
- Condition: No Parking, 8:00 a.m. to 5:00 p.m., Monday through Friday




This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

# Streets and Maintenance Department

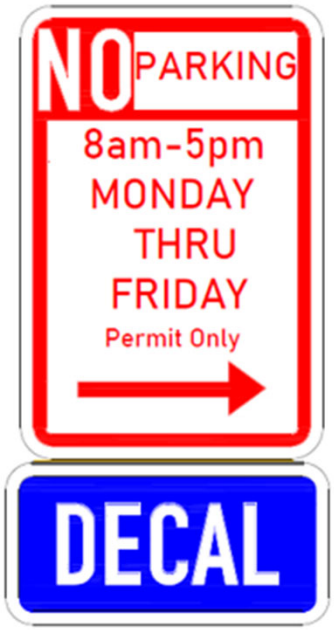
## Ordinance Amending Title 12.88.041

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REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

### Residential Parking District (RPD) Criteria:

- Requires City Council Approval
- Requires Citizen Initiated Petition
- 75% of Block Signatures for Sign Installation
- Initial Application & Annual Decal Fees
- Two Decals & Two Visitors Passes



# Streets and Maintenance Department

## Ordinance Amending Title 12.88.200

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

**Requested Council Action:**

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.200 (SCHEDULE XVII-RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS)**

Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), Subsection Zone X, No Parking, 8:00 am to 5:00 pm, Monday through Friday; to Add Items:

1. 1600 block of N Kansas Street, between E Schuster Avenue and E Crosby Avenue, west side only.
2. 1600 block of N Kansas Street, from E Schuster Avenue to a point 180 feet south of E Schuster Avenue, east side only.
3. 400 block of E Crosby Avenue, between the alley east of N Kansas Street and N Campbell Street, north side only.
4. 400 block of E Crosby Avenue, between N Kansas Street and N Campbell Street, south side only.
5. 500 block of East Crosby Avenue, between N Campbell Street and N Florence Street, north side only.
6. 500 block of E Crosby Avenue, between the alley east of N Campbell Street and N Florence Street, south side only.
7. 1600 block of N Florence Street, from 115 feet south of E Schuster Avenue to E Crosby Avenue, west side only.
8. 1600 block of N Florence Street, between E Schuster Avenue and E Crosby Avenue, east side only.
9. 1600 block of N Campbell Street, between E Schuster Avenue and E Crosby Avenue, west side only.
10. 1600 block of N Campbell Street, from a point 170 feet south of E Schuster Avenue to E Crosby Avenue, east side only.



This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## Mission

Deliver exceptional services to support a high quality of life and place for our community

## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government

## Values

Integrity, Respect, Excellence, Accountability, People

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## Misión

Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

## Visión

Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño

## Valores

Integridad, Respeto, Excelencia, Responsabilidad, Personas

**File #:** 25-805, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Streets and Maintenance, Randy Garcia, (915) 212-7005

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 12 (Vehicles and Traffic),Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), to add Subsection Zone Y: No Parking Any Time, Decal Required, of the El Paso City Code, to add Item 1: 6629 McFarland Avenue to 6765 McFarland Avenue, both sides; to add Item 2: 300 Del Palmar Court to 309 Del Palmar Court, both sides; to add Item 3: 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides; to add Item 4. 6601 La Puesta Drive to 6765 La Puesta Drive, both sides; to add Item 5: 6700 Ixtapa Place to 6765 Ixtapa Place, both sides; to add Item 6: 300 McFarland Circle to 312 McFarland Circle, both sides; the penalty being provided in Chapter 12.88 of the El Paso City Code.

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

**DEPARTMENT:** STREETS AND MAINTENACE

**AGENDA DATE:** 7/8/25

**REVISED**
*1:07 pm, Jul 03, 2025*

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Randy Garcia, SAM Director **PHONE NUMBER:** (915) 212-7005

**DISTRICT(S) AFFECTED:** 1

**STRATEGIC GOAL:**

7 – Enhance and Sustain El Paso's Infrastructure Network

**SUBGOAL:**

7.3 – Enhance a regional comprehensive transportation system

**SUBJECT:**

An ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.200 (Schedule XVII-Restrictions on Parking in Residential Districts), Subsection Zone Y: No Parking Any Time, Decal Required, of the El Paso city code, to ADD ITEM 1: 6629 McFarland Avenue to 6765 McFarland Avenue, both sides; to add item 2: 300 Del Palmar Court to 309 Del Palmar Court, both sides; to add item 3: 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides; to add item 4. 6601 La Puesta Drive to 6765 La Puesta Drive, both sides; to add item 5: 6700 Ixtapa Place to 6765 Ixtapa Place, both sides; to add item 6: 300 McFarland Circle to 312 McFarland Circle, both sides; the penalty being provided in chapter 12.88 of the El Paso city code.

**BACKGROUND / DISCUSSION:**

In May 2024, Streets and Maintenance received a request from residents in an adjacent neighborhood south of the Westside Sports Complex to establish a Residential Parking District. The neighborhood encompasses all the residential streets of McFarland Ave., Del Palmar Ct., Los Tronones Ave., La Puesta Dr., and McFarland Cir. Residents are concerned with weekend sporting events hosted at the Westside Sports Complex as they cause severe congestion, road obstruction, and visibility concerns for the duration of sporting event.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** _____

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.200 (SCHEDULE XVII-RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS), TO ADD SUBSECTION ZONE Y: NO PARKING ANY TIME, DECAL REQUIRED, OF THE EL PASO CITY CODE, TO ADD ITEM 1: 6629 MCFARLAND AVENUE TO 6765 MCFARLAND AVENUE, BOTH SIDES; TO ADD ITEM 2: 300 DEL PALMAR COURT TO 309 DEL PALMAR COURT, BOTH SIDES; TO ADD ITEM 3: 200 PLAYA TRONONES AVENUE TO 309 PLAYA TRONONES AVENUE, BOTH SIDES; TO ADD ITEM 4. 6601 LA PUESTA DRIVE TO 6765 LA PUESTA DRIVE, BOTH SIDES; TO ADD ITEM 5: 6700 IXTAPA PLACE TO 6765 IXTAPA PLACE, BOTH SIDES; TO ADD ITEM 6: 300 MCFARLAND CIRCLE TO 312 MCFARLAND CIRCLE, BOTH SIDES; THE PENALTY BEING PROVIDED IN CHAPTER 12.88 OF THE EL PASO CITY CODE.**

**WHEREAS,** a parking permit system would alleviate excessive parking and traffic congestion within the La Puesta Del Sol Community when events are hosted at the adjacent Westside Sports Complex.

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

**SECTION 1.** Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), 12.88.200 (Schedule XVII- Restrictions on Parking in Residential Districts), to Add:

Zone Y: No Parking Any Time, Decal Required

1. 6629 McFarland Avenue to 6765 McFarland Avenue, both sides;
2. 300 Del Palmar Court to 309 Del Palmar Court, both sides;
3. 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides;
4. 6601 La Puesta Drive to 6765 La Puesta drive, both sides;
5. 6700 Ixtapa Place to 6765 Ixtapa Place, both sides;
6. 300 McFarland Circle to 312 McFarland Circle, both sides;

**SECTION 2.** Except as herein amended, Title 12 of the El Paso City Code shall remain in full force and effect.

**ADOPTED** this_____ of _____, 2025.

**CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

_____
Mona M. Heydarian
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Randy Garcia, Director
Streets and Maintenance Department

HQ#: 25-4843-Streets | TRAN-612313 McFarland RPD| SCHEDULE XVII- RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS | Title 12 Amendment-Vehicles and Traffic| MMH

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

CITY OF EL PASO

# Establishing a New Residential Parking District

# La Puesta Del Sol Community

## (Westside Sports Complex)

Streets and Maintenance Department
Joshua E. Lerma, Planner

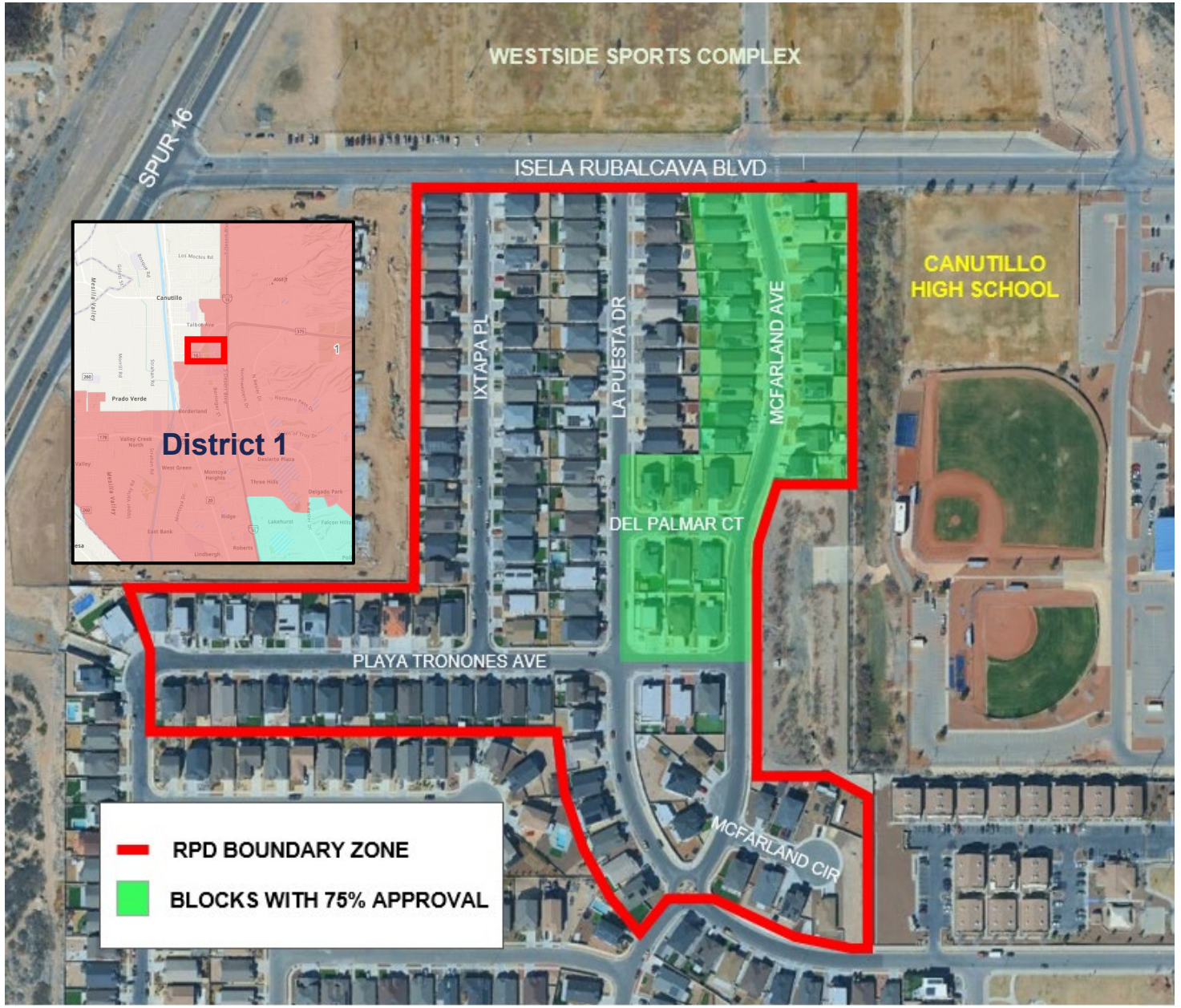
Introduction to Council: July 8, 2025

Public Hearing: July 22, 2025

Goal 7 – Enhance and Sustain El Paso's Infrastructure Network

Sub-goal 7.3 – Enhance a regional comprehensive transportation system






This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## Purpose of Amendment

- Alleviate parking congestion during sporting events
  - Blocking driveways and mailboxes
  - Visual Obstructions
- Prevent road narrowing
  - Restriction to EMS vehicle access
- Promote efficiency and safety







This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

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# Streets and Maintenance Department

## Ordinance Amending Title 12.88.200

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

### Zone Y:

### "No Parking Any Time" with Decal




### Residential Parking District (RPD) Criteria:

- Requires City Council Approval
- Requires Citizen Initiated Petition
- 75% of Block Signatures for Sign Installation
- Payment of established fees
- 2 & 2: Parking Decals & Visitor Passes

# Streets and Maintenance Department

## Ordinance Amending Title 12.88.200

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## Requested Council Action:

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.200 (SCHEDULE XVII-RESTRICTIONS ON PARKING IN RESIDENTIAL DISTRICTS),**

Section 1. Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), 12.88.200 (Schedule XVII- Restrictions on Parking in Residential Districts), to **ADD:**

Zone Y: No Parking Any Time, Decal Required:

1. 6629 McFarland Avenue to 6765 McFarland Avenue, both sides;
2. 300 Del Palmar Court to 309 Del Palmar Court, both sides;
3. 200 Playa Tronones Avenue to 309 Playa Tronones Avenue, both sides;
4. 6601 La Puesta Drive to 6765 La Puesta drive, both sides;
5. 6700 Ixtapa Place to 6765 Ixtapa Place, both sides;
6. 300 McFarland Circle to 312 McFarland Circle, both sides;

## MISSION



Deliver exceptional services to support a high quality of life and place for our community.

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.

## VALUES



**I**ntegrity, **R**espect, **E**xcellence, **A**ccountability, **P**eople

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

# MISIÓN



Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

# VISIÓN



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño

# VALORES



**I**ntegridad, **R**espeto, **E**xcelencia, **R**esponsabilidad, **P**ersonas

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

**File #:** 25-806, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below. No Title's, No emails. Please use ARIAL 10 Font.*

**District 4**
Streets and Maintenance, Randy Garcia, (915) 212-7005

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

An Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), of the El Paso city Cod; to ADD ITEM: Subsection T. Speed limits on Martin Luther King Jr. Boulevard (FM3255); and an Ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV -Speed Limits), Subsection T (Speed limits on Martin Luther King Jr. Boulevard (FM3255)), of the El Paso City Code; to ADD ITEMS: 1. 45 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from Loma Real Avenue to Gateway South Boulevard, 2. 55 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from a Point 3.05 Miles South of State Line to Loma Real Avenue, 3. 65 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), from State Line to a Point 3.05 Miles South.

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

**REVISED**
*1:10 pm, Jul 03, 2025*

**DEPARTMENT:** STREETS AND MAINTENACE

**AGENDA DATE:** 7/8/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Randy Garcia, SAM Director **PHONE NUMBER:** (915) 212-7005

**DISTRICT(S) AFFECTED:** 4

**STRATEGIC GOAL:**

7 – Enhance and Sustain El Paso's Infrastructure Network

**SUBGOAL:**

7.3 – Enhance a regional comprehensive transportation system

**SUBJECT:**

An ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV–Speed Limits), of the El Paso City Code; to add item: Subsection T. Speed Limits on Martin Luther King Jr. Boulevard (FM 3255); and an ordinance amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV – Speed Limits), Subsection T. (Speed Limits on Martin Luther King Jr. Boulevard (FM 3255)), of the El Paso City Code; to add Items: 1. 45 M.P.H. On Martin Luther King Jr. Boulevard (FM 3255), from Loma real avenue to Gateway South Boulevard, 2. 55 M.P.H. On Martin Luther King Jr. Boulevard (FM 3255), from a point 3.05 miles south of State Line to Loma Real Avenue, and 3. 65 M.P.H. On Martin Luther King Jr. Boulevard (FM 3255), from State Line to a point 3.05 miles south.

**BACKGROUND / DISCUSSION:**

In December 2024, Streets and Maintenance received a request from the Texas Department of Transportation (TxDOT) for speed zone improvements along Martin Luther King Jr. Boulevard (FM 3255) from the Texas/New Mexico State Line to Gateway South based on the Speed Zone Strip Map Study. The speed zone improvements will function as transition zones and reduce speeds incrementally before motorists enter developed areas.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** _____

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.150 (SCHEDULES XIV – SPEED LIMITS), OF THE EL PASO CITY CODE; TO ADD ITEM: SUBSECTION T. SPEED LIMITS ON MARTIN LUTHER KING JR. BOULEVARD (FM3255); AND AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), SECTION 12.88.150 (SCHEDULES XIV – SPEED LIMITS), SUBSECTION T. (SPEED LIMITS ON MARTIN LUTHER KING JR. BOULEVARD (FM3255)), OF THE EL PASO CITY CODE; TO ADD ITEMS: 1. 45 M.P.H. ON MARTIN LUTHER KING JR. BOULEVARD (FM 3255), FROM LOMA REAL AVENUE TO GATEWAY SOUTH BOULEVARD, 2. 55 M.P.H. ON MARTIN LUTHER KING JR. BOULEVARD (FM 3255), FROM A POINT 3.05 MILES SOUTH OF STATE LINE TO LOMA REAL AVENUE, AND 3. 65 M.P.H. ON MARTIN LUTHER KING JR. BOULEVARD (FM 3255), FROM STATE LINE TO A POINT 3.05 MILES SOUTH.**

**WHEREAS,** Streets and Maintenance received a request from the Texas Department of Transportation (TxDOT) for speed zone improvements along Martin Luther King Jr. Boulevard (FM 3255) from the Texas/New Mexico State Line to Gateway South based on the Speed Zone Strip Map Study; and

**WHEREAS,** this ordinance amendment to the speed limits on Martin Luther King Jr. Boulevard (FM 3255) will function as transition zones and reduce speeds incrementally before motorists enter developed areas.

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

**SECTION 1.** An Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV – Speed Limits), to Add Item:

T. Speed limits on Martin Luther King Jr. Boulevard (FM3255):

**SECTION 2.** An Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV – Speed Limits), Subsection T (Speed limits on Martin Luther King Jr. Boulevard (FM3255)), to Add Items:

1. 45 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From Loma Real Avenue to Gateway South Boulevard,
2. 55 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From a Point 3.05 Miles South of State Line to Loma Real Avenue,
3. 65 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From State Line to a Point 3.05 Miles South;

**SECTION 3.** Except as herein amended, Title 12 of the El Paso City Code shall remain in full force and effect.

**ADOPTED** this _____day of _____, 2025.

**CITY OF EL PASO**

_____
Renard U. Johnson, Mayor

**ATTEST:**

_____
Laura D. Prine, City Clerk

**APPROVED AS TO FORM:**

_____
Mona M. Heydarian
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Randy Garcia, Director
Streets and Maintenance Department

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

CITY OF EL PASO

# Speed Reduction

## Martin Luther King Jr. Boulevard (FM 3255)

## – Ordinance Amending Title 12.88.150

Streets and Maintenance Department
Joshua E. Lerma, Planner

Introduction to Council : July 8, 2025

Public Hearing: July 22, 2025

## Goal 7 – Enhance and Sustain El Paso's Infrastructure Network

## Sub-goal 7.3 – Enhance a regional comprehensive transportation system



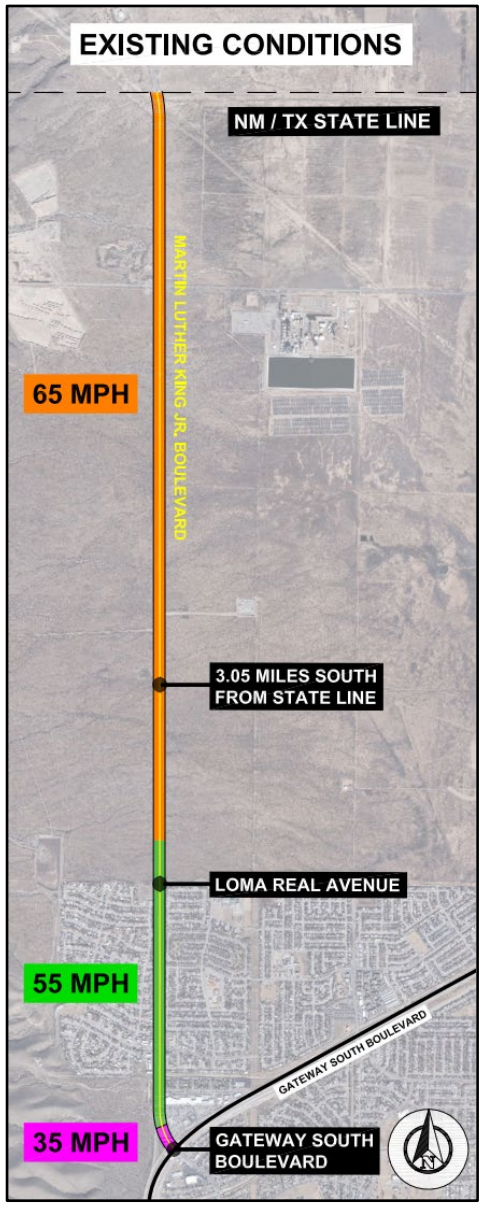
# Ordinance Amending Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), 12.88.150 (Schedules XIV – Speed Limits)

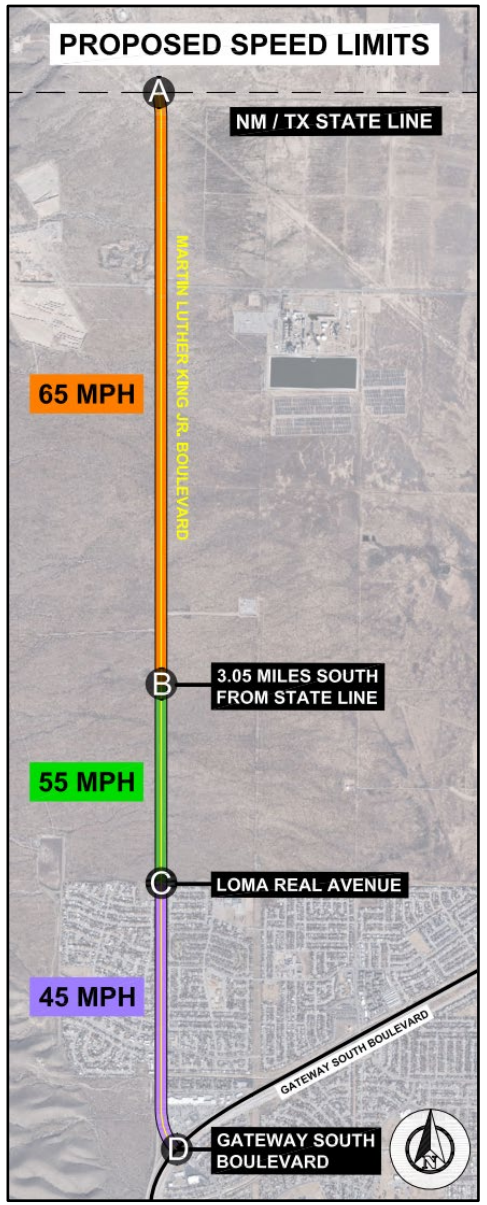
## Purpose of Amendment

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

- Request from TxDOT
  - Speed zone strip map study
- Improve safety through transition zones
  - Incrementally lower speed limit from 65 to 45
- Codify the speed limits on Martin Luther King Jr. Boulevard





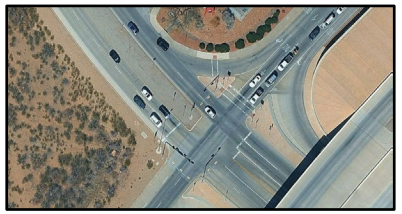

**A.** NM/TX State Line



**B.** 3.05 miles south from State Line



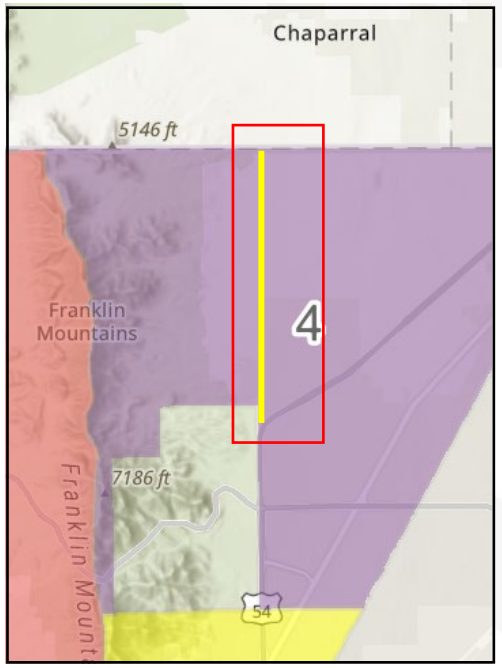
**C.** Loma Real Ave



**D.** Gateway South Blvd

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.



# Streets and Maintenance Department

## Ordinance Amending Title 12.88.150

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

### Requested Council Action:

## AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), 12.88.150 (SCHDULES XIV – SPEED LIMITS)

SECTION 1. Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), 12.88.150 (Schedules XIV – Speed Limits), to **ADD ITEM:**

Subsection T. Speed limits on Martin Luther King Jr. Boulevard (FM 3255)

# Streets and Maintenance Department

## Ordinance Amending Title 12.88.150

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## Requested Council Action:

**AN ORDINANCE AMENDING TITLE 12 (VEHICLES AND TRAFFIC), CHAPTER 12.88 (SCHEDULES), 12.88.150 (SCHDULES XIV – SPEED LIMITS) SUBSECTION T (SPEED LIMITS ON MARTIN LUTHER KING JR. BOULEVRD (FM3255)), to Add Items:**

SECTION 2. Amend Title 12 (Vehicles and Traffic), Chapter 12.88 (Schedules), Section 12.88.150 (Schedules XIV – Speed Limits), Subsection T (Speed limits on Martin Luther King Jr. Boulevard (FM3255)), to Add Item:

1. 45 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From Loma Real Avenue to Gateway South Boulevard,
2. 55 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From a Point 3.05 Miles South of State Line to Loma Real Avenue,
3. 65 M.P.H. on Martin Luther King Jr. Boulevard (FM 3255), From State Line to a Point 3.05 Miles South,

## MISSION



Deliver exceptional services to support a high quality of life and place for our community.

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.

## VALUES



Integrity, Respect, Excellence, Accountability, People

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REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

## MISIÓN

Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

## VISIÓN

Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño

## VALORES

**I**ntegridad, **R**espeto, **E**xcelencia, **R**esponsabilidad, **P**ersonas

This text box is to remind you about the ASL translator service. Do NOT add any info in this space.

REMOVE THIS BOX ONCE THE PRESENTATION IS FINALIZED.

**File #:** 25-856, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 3**
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 212-7325

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*
*Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".*

Discussion and action on the award of Solicitation 2025-0398 EPIA Terminal Roof Repairs to AZTEC CONTRACTORS, INC. for a total estimated amount of $3,321,150.00. This project consists of replacement of the middle section and failing part of the airport terminal roof.

| | |
|---|---|
| Department: | El Paso International Airport |
| Award to: | AZTEC CONTRACTORS, INC |
| City & State: | El Paso, TX |
| Item(s): | Base Bid I |
| Contract Term: | 180 Consecutive Calendar Days |
| Base Bid I: | $3,321,150.00 |
| Total Estimated Award: | $3,321,150.00 |
| Account(s): | 562-3010-62335-580270-PAP25TRFIMP |
| | 562-3080-62335-580270-PAP25TRFIMP |
| Funding Source(s): | Federal Aviation Administration AIP Supplemental Grant |
| | Airport Enterprise |
| District(s): | 3 |

The Purchasing & Strategic Sourcing, El Paso International Airport and Capital Improvement Departments recommend award as indicated to AZTEC CONTRACTORS, INC the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

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

**DEPARTMENT:** Capital Improvement Department
El Paso International Airport
Purchasing & Strategic Sourcing
**AGENDA DATE:** July 22, 2025
**PUBLIC HEARING DATE:** N/A
**CONTACT PERSON NAME:** Gilbert Guerrero, Interim Director **PHONE NUMBER:** (915) 212-1803
Tony Nevarez, Director **PHONE NUMBER:** (915) 474-2424
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
**DISTRICT(S) AFFECTED:** 3

**SUBJECT:**
Discussion and action on the award of solicitation 2025-0398 EPIA Terminal Roof Repairs to AZTEC CONTRACTORS, INC. for a total estimated amount of $3,321,150.00.

**BACKGROUND / DISCUSSION:**
The project replaces the middle section and failing part of the airport terminal roof, estimated as a 46,500 s.f. section from the airport's 2023 Terminal Roof Assessment. The project itself will increase energy efficiency by providing greater insulation with the installation of modernized roof materials and allow greater resiliency of the overall terminal building facility.

**COMMUNITY AND STAKEHOLDER OUTREACH:**
A pre-bid meeting was held on April 3, 2025. Eighteen (18) suppliers were in attendance.
A site visit was held on April 7, 2025. Three (3) suppliers were in attendance.

**SELECTION SUMMARY:**
Solicitation was advertised on March 25, 2025 and April 1, 2025. The solicitation was posted on City website on March 25, 2025. There were a total thirty-three (33) viewers online; three (3) bids were received; all from local suppliers.

**CONTRACT VARIANCE:**
N/A

**PROTEST**
No protest received for this requirement.

**PRIOR COUNCIL ACTION:**
N/A

**AMOUNT AND SOURCE OF FUNDING:**
Amount: $3,321,150.00
Funding Source: $813,314 – Federal Aviation Administration AIP Supplemental Grant
$2,507,836.00 – Airport Enterprise
Account: 562-3010-62335-580270-PAP25TRFIMP
562-3080-62335-580270-PAP25TRFIMP

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT ($) |
|---|---|
| Form was provided to the applicant | |
| | |
| | |
| | |

---

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

**DEPARTMENT HEAD:**

Gilbert Guerrero

Gilbert Guerrero, Interim Director of Capital Improvement

Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Low Bid

**********Posting Language Below **********
Please place the following item on the Regular Agenda for the City Council Board Meeting of July 22, 2025

**Award Summary:**
Discussion and action on the award of solicitation 2025-0398 EPIA Terminal Roof Repairs to AZTEC CONTRACTORS, INC. for a total estimated amount of $3,321,150.00. This project consists of replacement of the middle section and failing part of the airport terminal roof.

| | |
|---|---|
| Department: | El Paso International Airport |
| Award to: | AZTEC CONTRACTORS, INC |
| City & State: | El Paso, TX |
| Item(s): | Base Bid I |
| Contract Term: | 180 Consecutive Calendar Days |
| Base Bid I: | $3,321,150.00 |
| Total Estimated Award: | $3,321,150.00 |
| Account(s): | 562-3010-62335-580270-PAP25TRFIMP<br>562-3080-62335-580270-PAP25TRFIMP |
| Funding Source(s): | Federal Aviation Administration AIP Supplemental Grant<br>Airport Enterprise |
| District(s): | 3 |

The Purchasing & Strategic Sourcing, El Paso International Airport and Capital Improvement Departments recommend award as indicated to AZTEC CONTRACTORS, INC the lowest responsive and responsible bidder.

It is requested that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for execution of this award.

As a part of this award, upon the review of the City Attorney, the City Engineer may without further authorization from City Council approve contract changes which are necessary for proper execution of the work and carrying out the intent of the project, which are in accordance with applicable law, do not make changes to the prices and are within the appropriate budget.

**2025-0398 EPIA Terminal Roof Repairs**
**Bid Tab Summary**

| | Bidder's Name | Base Bid I | |
|---|---|---|---|
| **1** | Aztec Contractors, Inc. | $ | 3,321,150.00 |
| **2** | Medlock Commercial Contractors, LLC | $ | 4,099,926.00 |
| **3** | Noble General Contractors, LLC | $ | 4,535,000.00 |

# City of El Paso
# Bid Tabulation

**BID TITLE: EPIA Terminal Roof Repairs** **BID NUMBER: 2025-0398**

**BID DATE: April 23, 2025** **Department: El Paso International Airport**

**BASE BID 1**

| Item No. | Approximate/ Estimate Quantity | Unit of Measure | Description | Aztec Contractors, Inc. El Paso, TX Bidder 1 of 3 Price (ONLY 2 DECIMALS) | Aztec Contractors, Inc. El Paso, TX Bidder 1 of 3 Total | Medlock Commercial Contractors, LLC EL Paso, TX Bidder 2 of 3 Price (ONLY 2 DECIMALS) | Medlock Commercial Contractors, LLC EL Paso, TX Bidder 2 of 3 Total | Noble General Contractors, LLC El Paso, TX Bidder 3 of 3 Price (ONLY 2 DECIMALS) | Noble General Contractors, LLC El Paso, TX Bidder 3 of 3 Total |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | LS | Roof Demolition | $ 356,870.34 | $ 356,870.34 | $ 283,628.00 | $ 283,628.00 | $ 626,367.00 | $ 626,367.00 |
| 2 | 1 | LS | Roof Replacement (30 yr NDL Warranty) | $ 1,780,757.28 | $ 1,780,757.28 | $ 2,417,119.00 | $ 2,417,119.00 | $ 2,508,198.00 | $ 2,508,198.00 |
| 3 | 1 | LS | Misc. Structural Renovation | $ 244,290.09 | $ 244,290.09 | $ 364,865.00 | $ 364,865.00 | $ 482,483.00 | $ 482,483.00 |
| 4 | 1 | LS | Misc. MEC | $ 707,688.89 | $ 707,688.89 | $ 633,380.00 | $ 633,380.00 | $ 613,990.00 | $ 613,990.00 |
| 5 | 1 | LS | Misc. Electrical | $ 73,393.40 | $ 73,393.40 | $ 205,700.00 | $ 205,700.00 | $ 122,562.00 | $ 122,562.00 |
| **Sum Total Base Bid 1 (Line items 1-5)** | | | | | **$ 3,163,000.00** | | **$ 3,904,692.00 Bidder's Price: $3,904,693.00** | | **$ 4,353,600.00** |
| **Mobilization not to Exceed 5%** | | | | | **$ 158,150.00** | | **$ 195,234.00** | | **$ 181,400.00** |
| **Sum Total Base Bid Plus Mobilization** | | | | | **$ 3,321,150.00** | | **$ 4,099,926.00 Bidder's Price: $4,099,926.00** | | **$ 4,535,000.00** |
| **Bid Bond** | | | | **Yes** | | **Yes** | | **Yes** | |
| **Amendments Acknowledged** | | | | **Yes** | | **Yes** | | **Yes** | |

**NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.**

Approved By: __/s/_____
Date: 4/23/2025

| 2025-0398 EPIA Terminal Roof Project<br>View List | | | |
|---|---|---|---|
| | Participant Name | City | State |
| 1 | Aztec Contractors Inc | EL PASO | TX |
| 2 | Acebo Solutions | El Paso | TX |
| 3 | Blackridge Research & consulting | Peoria | IL |
| 4 | Border Demolition & Environmental, Inc. | El Paso | TX |
| 5 | Broaddus & Associates | Austin | TX |
| 6 | ConstructConnect | Cincinnati | OH |
| 7 | Construction Reporter | Albuquerque | NM |
| 8 | CONSTRUCTION SOLUTION USA LLC | CARROLLTON | TX |
| 9 | Desert Contracting LLC | El Paso | TX |
| 10 | Desert Diamond Solutions LLC | El Paso | AL |
| 11 | DIVISION 7 LLC | El Paso | TX |
| 12 | Dodge Data & Analytics | Hamilton | NJ |
| 13 | Frontier Roofing Supply (Superior Asphalt Enterprises Inc.) | EL PASO | TX |
| 14 | Globe Builders , Inc | El Paso | TX |
| 15 | GRV Integrated Engineering Solutions LLC | El Paso | TX |
| 16 | Medlock Commercial Contractors, LLC. | El Paso | TX |
| 17 | MZB inc | Houston | TX |
| 18 | Noble General Contractors, LLC | El Paso | TX |
| 19 | North America Procurement Council Inc., PBC | Grand Junction | CO |
| 20 | Octavias Group LLC (Paris O. Davidson) | El Paso | TX |
| 21 | Pioneer Roofing & Construction | El Paso | TX |
| 22 | Robles1 Demolition | El Paso | TX |
| 23 | Sherwin Williams Protective Coatings | El Paso | TX |
| 24 | Starkist Construction LLC | El Paso | TX |
| 25 | Tasso Construction (Tasso Custom Designs, LLC) | Azle | TX |
| 26 | The Garland Company / DBS Inc. | Cleveland | OH |
| 27 | The PlanIt Room | El Paso | TX |
| 28 | TOTAL ENERGY SOLUTIONS (MAPO SOLAR SOLUTIONS LLC) | El Paso | TX |
| 29 | Veliz Construction (Veliz Company LLC) | El Paso | TX |
| 30 | Virtual Builders Exchange | San Antonio | TX |
| 31 | WOFFORD TRUCK PARTS (TE EL PASO,LLC) | EL PASO | TX |
| 32 | Zeraus Iluminacion | El Paso | TX |
| 33 | ZTEX Construction, Inc. | El Paso | TX |

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

**In compliance with Title 2, Chapter 2.92, Section 2.92.080**

**Introduction:**

Individuals or entities benefiting by a City Council Agenda item must disclose contributions or donations made to current members of Council under the City's Ethics Code. The information on this form is being captured for transparency purposes and will be noted on the relevant City Council Agenda. **Contributions and Donations do NOT disqualify an applicant from doing business with the City.**

**Definitions:**

| | |
|---|---|
| "Contribution" | A direct or indirect transfer of money, goods, services, or any other thing of value and includes an agreement made or other obligation incurred, whether legally enforceable or not, to make a transfer. The term includes a loan or extension of credit, other than those expressly excluded by the Texas Election Code, and a guarantee of a loan or extension of credit. |
| "Contributor" | A person making a contribution, including the contributor's spouse. |
| "Donation" | Cash and the value of any in-kind contributions or gifts to the council member for use by their office or in their district. |
| "Donor" | An individual and spouse, a business entity, or an individual who owns a business entity in whole or in part, or is operated by the individual, that is the subject of a council agenda item. |
| "Benefiting" | Shall include but not be limited to any contract, bid award, franchise, permit, zoning or rezoning, and other award that council will vote on. |

**Instructions:** Please read and complete this form carefully. If you have made campaign contributions or donations to any current City Council member(s) totaling an aggregate of $500 or more during their campaign(s) or term(s) of City office, you are required to disclose the information as specified below. If you have not made such contributions or donations past the limit specified in the ordinance, you are required to affirm your compliance with the municipal code. Please submit this completed form along with your application or proposal to the relevant city department. Failure to disclose campaign contributions or donations as required by the ordinance may result in a violation of the City's Ethics Code requirements, and sanctions under the Ethics Code 2.92.

**Contributor / Donor Information:**

| | |
|---|---|
| Full Name | Frank Spencer III |
| Business Name | Aztec Contractors, Inc. |
| Agenda Item Type | Contract Award |
| Relevant Department | El Paso International Airport |

**Disclosure Affirmation:** Please check the appropriate box below to indicate whether you have made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office specified in Section 2.92.080 of the El Paso Municipal Code.

☑ I have **NOT** made campaign contributions or donations totaling an aggregate of $500 or more to any City Council member(s) during their campaign(s) or term(s) of City office, as specified in Section 2.92.080 of the El Paso Municipal Code.

OR

☐ I have made campaign contributions or donations totaling an aggregate of $500 or more to the following City Council member(s) during their campaign(s) or term(s) of City office:

| OFFICE | CURRENT COUNCIL MEMBER NAME | AMOUNT ($) |
|---|---|---|
| Mayor | | |
| District 1 | | |
| District 2 | | |
| District 3 | | |
| District 4 | | |
| District 5 | | |
| District 6 | | |
| District 7 | | |
| District 8 | | |

**Declaration:** I hereby affirm that the information provided in this disclosure form is true and accurate to the best of my knowledge. I understand that this disclosure is required by Title 2, Chapter 2.92 of the El Paso Municipal Code and is subject to verification by the city authorities. Further, **I understand that upon submission of this form, I must disclose any subsequent contributions or donations prior to the relevant council meeting date.**

Signature: _____ Date: 04.22.2025

**File #:** 25-861, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**All Districts**
Office of Management and Budget, Sasho Andonoski, (915) 212-1092
Streets and Maintenance, Randy Garcia, (915) 212-7005
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
El Paso Zoo, Joe Montisano, (915) 212-2800

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to:

1. Transfer remaining funds from completed Top 50 Arterials - Community Progress Bond projects and Master Plan, to ongoing, over-budget projects: Geronimo, Shadow Mountain, Lee Trevino, Sunland Park.

2. Transfer budget from the Master Arterial Project to Airport Reconstruction project.

3. Set up budget from Investment Interest for City of El Paso Zoo's South American Pavilion.

4. Set up budget for Central Flat Fields from Investment Interest from 2020 Capital Fund Plan.

**REVISED**
*10:50 am, Jul 10, 2025*

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

**DEPARTMENT:** Office of Managment and Budget

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:** 7/22/25

**CONTACT PERSON NAME:** Sasho Andonoski **PHONE NUMBER:** (915)212-1092

**2nd CONTACT PERSON NAME:** Randy Garcia/ Gilbert Guerrero/ Joe Mon **PHONE NUMBER:** 915-212-7005, 915-212-1803,

**DISTRICT(S) AFFECTED:** All Districts

**STRATEGIC GOAL:**

Goal 6- Set the standard for sound governance and fiscal management

**SUBGOAL:**

3.2 Set one standard for infrastructure across the city

**SUBJECT:**

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate the listed budget transfer to:

1. Transfer remaining funds from completed Top 50 Arterials – Community Progress Bond projects and Master Plan, to ongoing, over-budget projects: Geronimo, Shadow Mountain, Lee Trevino, Sunland Park.

2. Transfer budget from the Master Arterial Project to Airport Reconstruction project.

3. Set up budget from Investment Interest for City of El Paso Zoo's South American Pavilion.

4. Set up budget for Central Flat Fields from Investment Interest from 2020 Capital Fund Plan

**BACKGROUND / DISCUSSION:**

Section 7.3D of the City Charter requires a budget to be adopted by resolution no later than August 31st of each year.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

The FY 2024 - 2025 Annual Budget for the City of El Paso was adopted by Resolution on August 20, 2024.

**AMOUNT AND SOURCE OF FUNDING:**

PCP24ARTRESURD3 - $172,704.63 from completed Top 50 Arterials – Community Progress Bond projects and Master Plan
PCP25ARTRESURD1 - $36,000.00 from completed Top 50 Arterials – Community Progress Bond projects and Master Plan
PCP25ARTRESURD3 - $1,923,071.47 from completed Top 50 Arterials – Community Progress Bond projects and Master

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Sasha Arlow

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

REVISED
10:50 am, Jul 10, 2025

# RESOLUTION

**WHEREAS,** on August 20, 2024, pursuant to Section 7.3D of the City of El Paso municipal code, the City Council approved the FY2025 City budget by resolution ("Budget Resolution"); and

**WHEREAS,** Section 6 of the FY2025 Budget Resolution authorizes the City Manager or designee to make budget transfers between departments and/or non-enterprise funds or reprogram funds within an enterprise department, not to exceed $100,000, to the extent permitted by law and budget transfers between departments and/or non-enterprise department funds exceeding $100,000 requiring City Council approval; and

**WHEREAS,** the Streets and Maintenance Department, Capital Improvement Department and the Zoo require budget transfers in excess of $100,000, which, in accordance with Section 6 of the FY2025 Budget Resolution, require City Council approval.

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

**THAT,** the City Manager, or designee, is hereby authorized to effectuate the listed budget transfers below in accordance with updated project scope, expenditure needs, and funding source identified in the City's General Fund, as respectively listed and referenced herein:

1. Transfer remaining funds from the completed Top 50 Arterials – Community Progress Bond projects and Master Plan, to the following ongoing, over-budget projects: Geronimo, Shadow Mountain, Lee Trevino, and Sunland Park.

2. Transfer budget from the Master Arterial Project to Airport Reconstruction Project.

3. Set up budget from Investment Interest for City of El Paso Zoo's South American Pavilion.

4. Set up budget for Central Flat Fields from Investment Interest from 2020 Capital Fund Plan.

| BT Number | Fund | Project | Increase /(Decrease) |
|---|---|---|---|
| BT2025-0924 | 4825 | PCP23ARTRESURD3 | (56,222.38) |
| BT2025-0924 | 4825 | PCP23ARTRESURD7 | (67,447.03) |
| BT2025-0924 | 4825 | PCP24ARTRESURD7 | (440,452.71) |
| BT2025-0924 | 4825 | PCP24ARTRESURD8 | (504,244.35) |
| BT2025-0924 | 4825 | PCP25ARTRESURD4 | (103,436.16) |
| BT2025-0924 | 4825 | PCP23STMSTRART | (1,199,973.47) |
| BT2025-0924 | 4825 | PCP24ARTRESURD3 | 172,704.63 |
| BT2025-0924 | 4825 | PCP25ARTRESURD1 | 36,000.00 |
| BT2025-0924 | 4825 | PCP25ARTRESURD3 | 1,923,071.47 |
| BT2025-0924 | 4825 | PCP25ARTRESURD8 | 240,000.00 |
| BT2025-0929 | 4825 | PCP23STMSTRART | (10,249,508.00) |
| BT2025-0929 | 4825 | PCP25ARTRECON04 | 10,249,508.00 |
| BT2025-0976 | 4800 | PCP13ZOOA10I | 175,618.51 |
| BT2025-1009 | 4746 | PCP13PRKA20I | 1,306,217.51 |

***(Signatures on the following page)***

**APPROVED** this _____day of _____, 2025.

**CITY OF EL PASO:**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

_____
Oscar Gomez
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Sasho Andonoski, Director
Office of Management & Budget

**File #:** 25-730, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.*
*No Title's, No emails. Please use ARIAL 10 Font.*

**District 1**
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

## AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action to request that the City Council approves a deductive change order in the amount of $453,371.60 to ZTEX Construction, Inc., for Contract No. 2024-0472 Traffic Signals Improvements. The original contract amount was $2,557,478.40. The new contract amount is $2,104,106.80. There is no change in contract time resulting from this change order. The City Manager, or designee, is authorized to execute any documents necessary to carry out this deductive change order. [POSTPONED FROM 06-24-2025]

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

**DEPARTMENT:** Capital Improvement Department

**AGENDA DATE:** 6/24/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Gilbert Guerrero **PHONE NUMBER:** 915-212-1803

**DISTRICT(S) AFFECTED:** 1

**STRATEGIC GOAL:**

No. 7 - Enhance and Sustain El Paso's Infrastructure Network

**SUBGOAL:**

7.2 - Improve competitiveness through infrastructure improvements impacting the quality of life.

**SUBJECT:**

Discussion and action to request that the City Council approves a deductive change order in the amount of $453,371.60 to ZTEX Construction, Inc., for Contract No. 2024-0472 Traffic Signals Improvements. The original contract amount was $2,557,478.40. The new contract amount is $2,104,106.80. There is no change in contract time resulting from this change order. The City Manager, or designee, is authorized to execute any documents necessary to carry out this deductive change order.

**BACKGROUND / DISCUSSION:**

The Traffic signal Improvements project consist of installation of traffic signals and associated work including but not limited to signal poles, master arm assemblies and interconnect systems, ADA compliant ramps and sidewalks, signage and striping at various intersections.
The authorization of the deductive change order will allow the substitution of bored wired interconnect system for wireless interconnect system (cellular modem) for the traffic signals at Paseo del Norte and Northern Pass Drive in order to improve the monitoring and control of traffic signals by incorporating a new traffic management technology system. In addition, the authorization of the relocation and substitution of the overhead electrical service to underground electrical service at Paseo del Norte and Northwestern Drive intersection will allow compliance with updated El Paso Electric's requirements.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

N/A

**PRIOR COUNCIL ACTION:**

In August 12, 2024 City Council approved award of contract 2024-0472 Traffic signal Improvements to ZTEX Construction, Inc.

**AMOUNT AND SOURCE OF FUNDING:**

Credit amount: $453,371.60
Funding source: TIRZ 10 (2022 Community Progress Bond)
No BT required.

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

NA

| NAME | AMOUNT ($) |
|---|---|
| NA | $ 0.00 |

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

**DEPARTMENT HEAD:** Gilbert Guerrero Digitally signed by Gilbert Guerrero Date: 2025.06.06 12:03:28 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**

**RESOLUTION**

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

That the City Council approves a deductive change order in the amount of $453,371.60 to ZTEX Construction, Inc. for Contract No. 2024-0472 (Traffic Signals Improvements). The original contract amount was $2,557,478.40. The new contract amount, including this charge order and any previous change orders or change quantities notices, is $2,104,106.80. There is no change in contract time resulting from this change order. The City Manager, or designee, is authorized to execute any documents necessary to carry out the intent of this Resolution.

**APPROVED** this_____ day of _____ 2025.

**CITY OF EL PASO:**

_____
Renard U. Johnson
Mayor

**ATTEST:**

_____
Laura D. Prine
City Clerk

**APPROVED AS TO FORM:**

Roberta Brito
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

Yvette Hernandez
Yvette Hernandez, P.E.
City Engineer

HQ 5108 | Tran #612324 | CID
ZTEX Change Order Decrease- Paseo del Norte and Northern Pass Drive Traffic Signal
RAB

# CITY OF EL PASO CHANGE ORDER and CHANGE QUANTITY NOTICE LOG

Project Name: Paseo del Norte and West Towne Traffic Signals
Solicitation (Contract) No.: 2024-0472
Project Number: PEDFY23016 / PCP23D1TSGNLPN7 / PCP23D1FLSHRFR1 / PCP23D3TSGNLHW6
PO No.: 2500000161
Contractor: ZTEX

**Original Contract**

| | | |
|---|---|---|
| Notice to Proceed: | | |
| Substantial Completion Period: | 187 | Consecutive Calendar Days |
| Substantial Completion Date: | TBD | |
| Final Completion Period: | 30 | Consecutive Calendar Days |
| Final Completion Date: | TBD | |
| Contract Amount | $ 2,557,478.40 | |
| Contingency Budget: | $ 281,005.54 | |

**Modified Contract**

| | | |
|---|---|---|
| Total Days Added: | 0 | Consecutive Calendar Days |
| Substantial Completion Period: | 187 | Consecutive Calendar Days |
| Substantial Completion Date: | TBD | |
| Final Completion Date: | TBD | |
| Total Cost Added: | -$453,371.60 | |
| Remaining Contingency: | $734,377.14 | |
| Change Order Percentage: | -17.73% | |

| CO # | Date | Description | Days | Cost |
|---|---|---|---|---|
| 1 | 5/13/2025 | Cellular Modem Credit / Updated electrical service | 0 | -$453,371.60 |
| 2 | 1/0/1900 | 0 | 0 | $0.00 |
| 3 | 1/0/1900 | 0 | 0 | $0.00 |
| 4 | 1/0/1900 | 0 | 0 | $0.00 |
| 5 | 1/0/1900 | 0 | 0 | $0.00 |
| 6 | 1/0/1900 | 0 | 0 | $0.00 |
| 7 | 1/0/1900 | 0 | 0 | $0.00 |
| 8 | 1/0/1900 | 0 | 0 | $0.00 |
| 9 | 1/0/1900 | 0 | 0 | $0.00 |
| 10 | 1/0/1900 | 0 | 0 | $0.00 |
| 11 | 1/0/1900 | 0 | 0 | $0.00 |
| 12 | 1/0/1900 | 0 | 0 | $0.00 |
| 13 | 1/0/1900 | 0 | 0 | $0.00 |
| 14 | 1/0/1900 | 0 | 0 | $0.00 |
| 15 | 1/0/1900 | 0 | 0 | $0.00 |
| 16 | 1/0/1900 | 0 | 0 | $0.00 |
| 17 | 1/0/1900 | 0 | 0 | $0.00 |
| 18 | 1/0/1900 | 0 | 0 | $0.00 |
| 19 | 1/0/1900 | 0 | 0 | $0.00 |
| 20 | 1/0/1900 | 0 | 0 | $0.00 |
| | | **SUBTOTAL FOR CHANGE ORDERS:** | **0** | **-$453,371.60** |

| CQN # | Date | Description | Days | Cost |
|---|---|---|---|---|
| 1 | 1/0/1900 | 0 | 0 | $0.00 |
| 2 | 1/0/1900 | 0 | 0 | $0.00 |
| 3 | 1/0/1900 | 0 | 0 | $0.00 |
| 4 | 1/0/1900 | 0 | 0 | $0.00 |
| 5 | 1/0/1900 | 0 | 0 | $0.00 |
| 6 | 1/0/1900 | 0 | 0 | $0.00 |
| 7 | 1/0/1900 | 0 | 0 | $0.00 |
| 8 | 1/0/1900 | 0 | 0 | $0.00 |
| 9 | 1/0/1900 | 0 | 0 | $0.00 |
| 10 | 1/0/1900 | 0 | 0 | $0.00 |
| | | **SUBTOTAL FOR CHANGE QUANTITY NOTICES:** | **0** | **$0.00** |

# CITY OF EL PASO CONSTRUCTION CHANGE ORDER

**CONSTRUCTION CHANGE ORDER NO.:** 1 **DATE:** May 13, 16, 2025

**PROJECT:** Paseo del Norte and West Towne Traffic Signals **SOLICITATION #:** 2024-0472

[x] SCOPE CHANGE
[ ] CONSTRUCTION CHANGE

| | | | |
|---|---|---|---|
| Original Contract Amount: | $ 2,557,478.40 | Original Contract Substantial Completion Date: | TBD |
| Net Change by previous Change Orders: | $ - | Total days added due to Change Orders and CQN's: | 0 |
| Net Change by previous Construction Quantity Notices: | $ - | Total days added for this Change Order: | 0 |
| New Amended Contract Amount: | $ 2,104,106.80 | New Substantial Completion Date: | TBD |
| Total amount added for this Change Order: | $ (453,371.60) | | |
| Change Order Percentage: | -17.73% | | |

**Existing Drawing Reference:**

Sheets C43, C43A, C44, C52, C53, C54, C56, C57, C58, and C80 out of C137 dated June 15, 2023.

**Existing Specification Reference:**

Sections 628 Electrical Services; 620 Electrical Conductors; 441 steel structures; 445 Galvanizing; 449 Anchor bolts; 618 Conduit; 627 Treated timber poles; 656 Foundations for Traffic Control devices

**New Drawings/Specifications Reference:**

Sheets C43, C43A, C44, C52, C53, C54, and C80 out of C137 dated November 1, 2024.
Sheets C54, C56, C57, C58, and C59 out of C137 dated January 16, 2025.
Specs of the AI-500-085-02 Field Monitoring Unit.

**Detailed Scope of Work of the Change Order:**

**1. Cellular Modem Credit**

Incorporate ASI Sheets C54, C56-59 dated January 16, 2025, within the 2024-0472 Traffic Signal Improvements plans dated June 15, 2023.

Description:
Remove all boring, excavation, conduits, cabling, and ground boxes related to the wired interconnect system from the scope of work. Instead, implement a wireless system AI-500-085-02 Field Monitoring Unit (cellular modem) for the traffic signals at Paseo del Norte and Northern Pass Drive (Base Bid 2).

The above-mentioned changes will be a credit to the City of El Paso in the net amount of $468,418.60 with no time impact.

**2. New Electrical Service**

Incorporate ASI Sheets C43, C43A, C44, C52, C53, C54, C80 out of C137 dated November 1, 2024, within the 2024-0472 Traffic Signal Improvements plans dated June 15, 2023.

Description:
Relocate and substitute the overhead electrical service ELEC SRV TY D 120-240 060 (NS)GS(N)GC(O) to underground ELEC SRV TY D 120-240 060 (NS)SS(N)PS(U) from the southwest corner to the southeast corner of Paseo Del Norte Dr. and Northwestern Dr. intersection. The scope of work includes but is not limited to excavation, 2" and 3" PVC conduits, boring, and cabling.

The above-mentioned changes will have a cost impact in the net amount of $15,047.00 with no time impact.

This amount will be covered by the cellular modem credit and will result in a credit to the City of El Paso in the net amount of $453,371.60.

**Unless specifically noted, this change order addresses all compensation for time and money including all direct and indirect costs associated with the scope of work noted above.**

**CONSECUTIVE CALENDAR DAYS ADDED TO COMPLETION TIME:** 0 **TOTAL CHANGE ORDER AMOUNT:** -$453,371.60

**CONTRACTOR (OWNER/AUTHORIZED OWNER REPRESENTATIVE)**

I, Genaro Roldan, Vice President, of ZTEX Construction, Inc. agree and accept the terms and conditions of this change order.

Signature: _____ Date: 06/02/2025

**CITY OF EL PASO (CITY ENGINEER)**

I, Yvette Hernandez, P.E. of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.

Signature: _____ Date: _____

# CITY OF EL PASO CONSTRUCTION CHANGE ORDER- Pg. 2

**CONSTRUCTION CHANGE ORDER NO.:** 1 **DATE:** May ~~13~~ 16, 2025 [x] **SCOPE CHANGE**

**PROJECT:** Paseo del Norte and West Towne Traffic Signals **SOLICITATION #:** 2024-0472 [0] **CONSTRUCTION CHANGE**

**Method Utilized for Implementing change:**

- [x] Unit Bid Prices
- [ ] Lump Sum
- [ ] Actual Cost (Force Account)

**Identified by:** [x] CID [ ] Contractor [x] User Dept.

**Type of Change Order:**

- [ ] User Request
- [x] Error & Omission
- [x] Value Engineering
- [ ] Differing Site
- [ ] CID Initiated
- [ ] Contractor Initiated

Contractors Proposal Cost: $27,300.00
Final Negotiated Amount: ($453,371.60)

Time Requested: 0 Consecutive Calendar Days
Time Justified: 0 Consecutive Calendar Days

**Reason/Justification for Change Order:**

**1. Cellular Modem Credit:**
Bored wired interconnect system is specified to be installed from Paseo del Norte and Resler Drive to the intersections at Northern Pass Drive and Mia Canutillo Drive. In coordination with the user department, the possibility appeared to incorporate the new traffic management technology into the project by substituting the wired interconnect system with a wireless cellular modem. This upgrade would improve the monitoring and control of traffic signals by providing 24/7 real-time alerts, allowing for prompt responses to any detected issues or power failures. Timely repairs can therefore be ensured. Additionally, switching from a wired to a wireless system would reduce potential complications with underground utilities during the boring process, as well as minimize potential project delays.

*Price and Time:
The PM used the contract bid items/bid tab and the quantities table provided by the designer to perform the ROM for an estimated credit total of $468,019.60. The contractor submitted a proposal (credit) for $468,418.60, which includes a credit of $480,019.60 for boring, wiring, and associated work, along with a cost of $11,601 for furnishing, installing, and programming the wireless modem. The PM determined that this proposal was reasonable based on a comparison with the contractor's proposal.

**2. New Electrical Service:**
This project has been transferred to CID for construction. During the design process in 2019, coordination was conducted with El Paso Electric (EPE) by the Streets and Maintenance Department. Due to the time elapsed between the completion of the design and the start of construction, CID requested new coordination with EPE to confirm that the approved design remains aligned with EPE's requirements.
Upon re-coordination with EPE in 2024, it was determined that recent improvements in the city do not align with the proposed electrical service and its location. As a result, the original overhead service ELEC SRV TY D 120-240 060 (NS)GS(N)GC(O) must be replaced with underground ELEC SRV TY D 120-240 060 (NS)SS(N)PS(U) at the intersection of Paseo Del Norte Dr. and Northwestern Dr.in order to comply with updated EPE's requirements.

*Price and Time:
The PM used the contract bid items/bid tab and the quantities table provided by the designer to perform the ROM for an estimated total cost of $12,957.00. The contractor submitted a proposal for $15,047 which includes the new electrical service, boring, wiring, and associated work. The PM determined the proposal was reasonable based on a comparison of the contractor's proposal.

Attachments:

- [ ] RFI
- [x] RFP
- [x] ASI (if applicable)
- [x] Final Contractor proposal
- [x] Budget Status Report (PeopleSoft)
- [x] Independent Cost Estimate
- [ ] Schedule
- [x] Change Order Log
- [ ] Utility Commitment Letter (if applicable)

**AS A RESULT OF THIS CHANGE ORDER, PLEASE MAKE THE FOLLOWING ADJUSTMENT TO THE PURCHASE ORDER:**

| PO LINE | ADDED AMOUNT | ACCOUNT |
|---|---|---|
| 2 | $ (453,371.60) | 580270 |
| | | |
| | | |
| | | |
| | | |

**TOTAL NET CHANGE TO PURCHASE ORDER:** -$453,371.60

**C.O. Amount** -$453,371.60

**Additional Funding/Direction:**

Project Manager: Nancy Lopez (Nancy Lopez) Date: 05/16/2025

Division Manager: Alondra Gurrola (Alondra Gurrola) Date: 5/19/2025

Assistant Director: Gilbert Guerrero (Gilbert Guerrero) Date: 5/19/2025

**CITY OF EL PASO**
**TRAFFIC SIGNAL DESIGN SERVICES**
**SUMMARY OF ITEM AND QUANTITY CHANGES FOR BASE BID 2**
**INTERSECTION OF PASEO DEL NORTE AT NORTHERN PASS**

| TRAFFIC SIGNALS | | | | | |
|---|---|---|---|---|---|
| **ITEM NO.** | **DESCRIPTION** | **UNIT** | **REVISED QTY** | **ORIGINAL QTY** | **DIFFERENCE** |
| 158 6005 | SPEC EXCAV WORK (ORIGINAL) | CY | 0 | 7 | -7 |
| 618 6023 | CONDT (PVC) (SCH 40) (2") | LF | 245 | 230 | 15 |
| 618 6029 | CONDT (PVC) (SCH 40) (3") | LF | 60 | 70 | -10 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 110 | 7330 | -7220 |
| 620 6010 | ELEC CONDR (NO.6) INSULATED | LF | 1115 | 1105 | 10 |
| 628 6128 | ELC SRV TY D 120/240 060(NS)GS(N)GC(O) | EA | 0 | 1 | -1 |
| * 628 6151 | ELC SRV TY D 120/240 060(NS)SS(N)PS(U) | EA | 1 | 0 | 1 |
| 684 6007 | TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | LF | 732 | 912 | -180 |
| 684 6010 | TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | LF | 1188 | 1428 | -240 |
| 684 6012 | TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | LF | 508 | 498 | 10 |
| 684 6017 | TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | LF | 565 | 585 | -20 |
| 6004 6054 | ITS COM CBL (UNDRGRND)(19 AWG/12 PR) | LF | 0 | 7375 | -7375 |
| 6186 6001 | ITS GND BOX(PCAST) TY 1 (243636) | EA | 0 | 26 | -26 |
| 6306 6007 | VIVDS CABLING | LF | 719 | 739 | -20 |

* New item for Base Bid 2

Table of Quantities

# CAPITAL IMPROVEMENT DEPARTMENT

**MAYOR**
Oscar Leeser

**CITY COUNCIL**

**District 1**
Brian Kennedy

**District 2**
Dr. Josh Acevedo

**District 3**
Cassandra Hernandez

**District 4**
Joe Molinar

**District 5**
Isabel Salcido

**District 6**
Art Fierro

**District 7**
Henry Rivera

**District 8**
Chris Canales

**CITY MANAGER**
Dionne Mack

March 17, 2025

ZTEX Construction Inc.
Attn: Ezri Navarro
1326 Henry Brennan Dr.
El Paso, TX 79936

Subject: 2024-0472 Traffic Signals – RFP #1R Drawings revision.

Dear Mr. Navarro,

You are requested to submit a cost proposal by 4:00 PM on Tuesday, March 21, 2025, to incorporate the changes outlined on the following revised sheets:

1. C 43 of C 137 dated 11/01/2024.
2. C 43A of C137 dated 11/01/2024.
3. C 44 of C 137 dated 11/01/2024.
4. C 52 of C 137 dated 11/01/2024.
5. C 53 of C 137 dated 11/01/2024.
6. C 54 of C 137 dated 11/01/2024.
7. C 80 of C 137 dated 11/01/2024.

Scope of work:

- Relocation of the proposed electrical service and all associated conduits & cables.

Attachments:

- Exhibits A, B, C, and D - Quantities
- 2024-0472 Traffic Signal revised drawings dated 11/01/2024.

***Your proposal shall contain a complete itemized breakdown in sufficient detail to permit an analysis of all material, labor, equipment, subcontractor cost (if applicable), and markups. State additional time required, if necessary. Justify your request with a description of the delays, which you anticipate. Support your position with a marked-up progress chart depicting the impact of this proposed change on the original contract work.***

Sincerely,

Alondra Jurrola

**Nancy Lopez – Engineer Associate**
Capital Improvement Department | 218 N. Campbell | El Paso, TX 79901
C: (915) 979-7954 | Email: Lopezni@elpasotexas.gov

**Yvette Hernandez, P.E., – City Engineer**
**City 2 | 218 N. Campbell, 2nd Floor | El Paso, Texas 79901 | (915) 212-0065**

# EXHIBIT A

CONDUIT AND CABLE SCHEDULE

| RUN NO. | CONDUIT STATUS | CONDUIT: ITEM 618 SIZE/TYPE CONDUIT: TRENCHED: PVC SCHD 40 (2") | CONDUIT: ITEM 618 SIZE/TYPE CONDUIT: TRENCHED: PVC SCHD 40 (3") | CONDUIT: ITEM 618 SIZE/TYPE CONDUIT: BORED: PVC SCHD 40 (2") | CONDUIT: ITEM 618 SIZE/TYPE CONDUIT: BORED: PVC SCHD 40 (3") | POWER: ELEC CNDR (NO. 12) BARE | POWER: ELEC CNDR (NO. 2) BARE | POWER: ELEC CNDR (NO. 2) INSUL | PED PUSH BUTTONS CNDR: TRF SIG CBL (TY A) (18 AWG) (2 CNDR) | SIGNAL AND PED HEAD CNDR: TRF SIG CBL (TY A) (12 AWG) (5 CNDR) | SIGNAL AND PED HEAD CNDR: TRF SIG CBL (TY A) (12 AWG) (19 CNDR) | VIVDS CABLING: TRF SIG CBL (TY A) (18 AWG) (3 CNDR) W/COAXIAL | LENGTH OF RUN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | I | | | 1 | | | | 3 | | | | | 120 |
| 2 | I | | | 1 | | | | 3 | | | | | 325 |
| 3 | I | | | 1 | | | | 3 | | | | | 347 |
| 4 | I | | | 1 | | | | 3 | | | | | 70 |
| 5 | I | 1 | | | | | | 3 | | | | | 70 |
| 6 | I | 2 | 2 | | | | | 6 | 8 | 10 | 3 | 3 | 11 |
| 7 | I | 1 | 2 | | | | | 3 | 8 | 10 | 3 | 3 | 31 |
| 8 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 9 |
| 9 | I | 1 | 2 | | | | | 3 | 4 | 5 | 2 | 2 | 68 |
| 10 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 10 |
| 11 | I | | | 1 | 1 | | | 2 | 3 | 4 | 1 | 1 | 56 |
| 12 | I | 1 | | | | | | 1 | 1 | 2 | | | 13 |
| 13 | I | | | 1 | 1 | | | 2 | 2 | 2 | 1 | 1 | 56 |
| 14 | I | 1 | | | | | | 1 | 2 | 1 | | | 23 |
| 15 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 12 |
| ~~16~~ | | | | | | | | | | | | | ~~69~~ |
| 17 | I | 1 | | | | | | 1 | 1 | 1 | | | 11 |
| 18 | I | 1 | | | | | | 1 | 1 | 1 | | | 17 |
| 19 | I | | | 1 | | | | 1 | 2 | 2 | | | 68 |
| 20 | I | 1 | | | | | | 1 | 1 | 2 | | | 15 |
| ~~21~~ | ~~I~~ | | | 1 | | | | 1 | 3 | 4 | | | 44 |
| 22 | I | | | 1 | | | | 3 | | | | | 20 |
| TOTAL | | 332 | 220 | 1106 | 112 | 0 | 0 | 3762 | 1289 | 1546 | 405 | 405 | |

# EXHIBIT B

CONDUIT AND CONDUCTOR SUMMARY

| RUN NO. | LENGTH (FT) | ELECTRICAL CONDUCTORS | | NUMBER OF CONDUCTORS | | | | | | CONDUIT | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | TRENCHED | | BORED | |
| | | NO. 6 (INSULATED) (POWER) | NO. 6 (INSULATED) (GROUND) | TRF SIG CBL (12 AWG) (2 CONDR) | TRF SIG CBL (12 AWG) (5 CONDR) | TRF SIG CBL (12 AWG) (7 CONDR) | TRF SIG CBL (12 AWG) (12 CONDR) | VIVDS COMM CABLE (COAXIAL) | VIVDS POWER CBL (16 AWG) (3 CONDR) ** | PVC SCH 40 (2") | PVC SCH 40 (3") | PVC SCH 40 (2") | PVC SCH 40 (3") |
| 1 | 10 | 2 | 1 | | | | | | | 1 | | | |
| 2 | 10 | 2 | 1 | | | | | | | 1 | | | |
| 3 | 30 | | 4 | 6 | 8 | 2 | 3 | 3 | 3 | 2 | 2 | | |
| 4 | 45 | | 2 | | | 1 | 1 | 1 | 1 | 2 | | | |
| 5 | 20 | | 1 | 1 | 1 | | | | | 1 | | | |
| 6 | 10 | | 1 | 1 | 1 | | | | | 1 | | | |
| 7 | 55 | | 2 | 2 | 3 | 1 | 2 | 2 | 2 | | | 1 | 1 |
| 8 | 10 | | 1 | 1 | 2 | | | | | 1 | | | |
| 9 | 55 | | 2 | 1 | 1 | 1 | 2 | 2 | 2 | | | 1 | 1 |
| 10 | 5 | | 1 | 1 | 1 | | | | | 1 | | | |
| 11 | 25 | | 2 | | | 1 | 2 | 2 | 2 | | | 2 | |
| 12 | 90 | | 2 | | | 1 | 1 | 1 | 1 | | | 2 | |
| 13 | 10 | | 2 | | | 1 | 1 | 1 | 1 | | | 2 | |
| 14 | 60 | | 1 | 2 | 3 | | | | | | | 1 | |
| 15 | 10 | | 1 | 1 | 2 | | | | | 1 | | | |
| 16 | 65 | | 1 | 1 | 1 | | | | | | | 1 | |
| 17 | 15 | | 1 | 1 | 1 | | | | | 1 | | | |
| 18 | 5 | 2 | 1 | | | | | | | 1 | | | |
| TOTAL (FT) | | 80 | 1035 | 690 | 915 | 380 | 565 | 565 | 565 | 245 | 60 | 485 | 110 |

** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING". FOR CONTRACTOR'S INFORMATION ONLY.

NOTE: ALL CONDUCTOR RUNS INCLUDE 5' OF SLACK

# EXHIBIT C

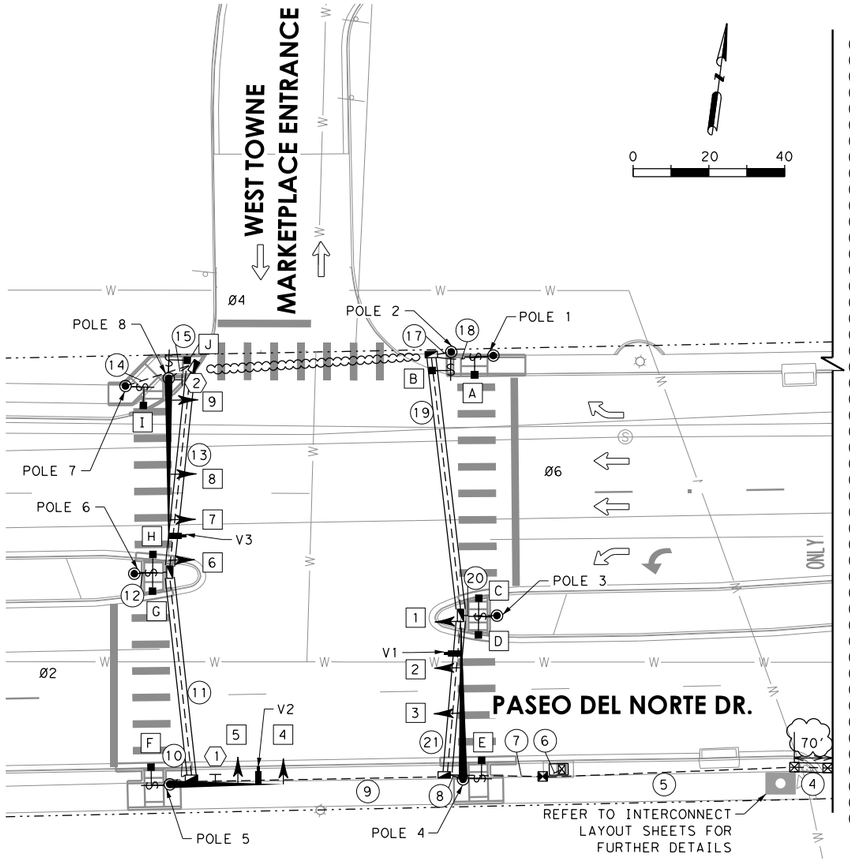
| TRAFFIC SIGNAL QUANTITIES | | | |
|---|---|---|---|
| ITEM | DESCRIPTION | UNIT | QTY |
| 416 6031 | DRILL SHAFT (TRF SIG POLE) (30 IN) | LF | 12 |
| 416 6032 | DRILL SHAFT (TRF SIG POLE) (36 IN) | LF | 28 |
| 618 6023 | CONDT (PVC) (SCH 40) (2") | LF | 245 |
| 618 6024 | CONDT (PVC) (SCH 40) (2") (BORE) | LF | 485 |
| 618 6029 | CONDT (PVC) (SCH 40) (3") | LF | 60 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 110 |
| 620 6010 | ELEC CONDR (NO. 6) INSULATED | LF | 1115 |
| 624 6009 | GROUND BOX TY D (162922) | EA | 4 |
| 624 6010 | GROUND BOX TY D (162922)W/APRON | EA | 3 |
| 628 6151 | ELC SRV TY D 120/240 060(NS)SS(N)PS(U) | EA | 1 |
| 680 6003 | INSTALL HWY TRF SIG (SYSTEM) | EA | 1 |
| * | 170 TRAFFIC SIGNAL CONTROLLER IN CABINET | EA | 1 |
| * | CONTROLLER FOUNDATION | EA | 1 |
| * | ROD, 5/8" X 10' COPPER GROUND (CONTROLLER ONLY) | EA | 1 |
| * | SIGN, STREET NAME (PASEO DEL NORTE) | EA | 2 |
| * | SIGN, STREET NAME (NORTHERN PASS) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T(MOD)) | EA | 1 |
| * | SIGN, (30"x36") (R3-5R) | EA | 1 |
| * | SIGN, (30"x36") (R3-5L) | EA | 1 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eR) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL/R) | EA | 2 |
| 682 6001 | VEH SIG SEC (12")LED(GRN) | EA | 6 |
| 682 6002 | VEH SIG SEC (12")LED(GRN ARW) | EA | 2 |
| 682 6003 | VEH SIG SEC (12")LED(YEL) | EA | 6 |
| 682 6004 | VEH SIG SEC (12")LED(YEL ARW) | EA | 4 |
| 682 6005 | VEH SIG SEC (12")LED(RED) | EA | 6 |
| 682 6006 | VEH SIG SEC (12")LED(RED ARW) | EA | 2 |
| 682 6023 | BACK PLATE (12")(3 SEC) | EA | 6 |
| 682 6024 | BACK PLATE (12")(4 SEC) | EA | 2 |
| 684 6007 | TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | LF | 732 |
| 684 6010 | TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | LF | 1188 |
| 684 6012 | TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | LF | 508 |
| 684 6017 | TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | LF | 565 |
| 686 6033 | INS TRF SIG PL AM(S)1 ARM(32') | EA | 1 |
| 686 6045 | INS TRF SIG PL AM(S)1 ARM(44') | EA | 1 |
| 686 6049 | INS TRF SIG PL AM(S)1 ARM(48') | EA | 1 |
| 6306 6001 | VIVDS PROSR SYS | EA | 1 |
| 6306 6002 | VIVDS CAM ASSY FXD LNS | EA | 3 |
| 6306 6005 | VIVDS CNTRL SOFTWARE | EA | 1 |
| 6306 6007 | VIVDS CABLING | LF | 719 |
| ** | VIVDS POWER CABLE (16 AWG) (3 CONDR) | LF | 719 |

* SUBSIDIARY TO ITEM 0680 6003 "INSTALL HWY TRF SIG (SYSTEM)"

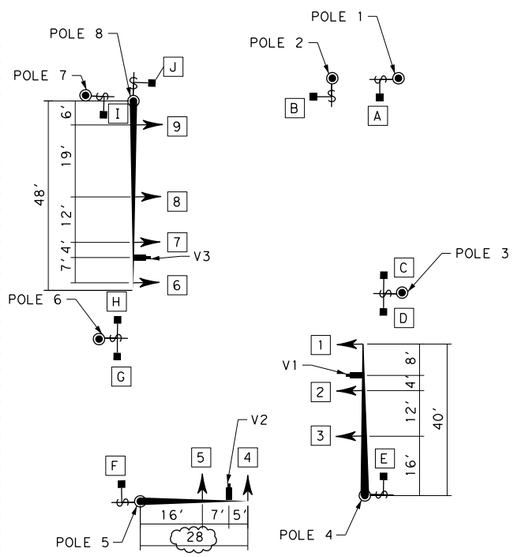
** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING". FOR CONTRACTOR'S INFORMATION ONLY.

# EXHIBIT D

| ELECTRICAL SERVICE DATA | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| BASE BID NO. | Sheet No. | Electrical Service Description ⚠ | Service Conduit Size | Service Conductors No. / Size | Safety Switch Amps | Main Ckt. Bkr. Pole / Amp | Two-Pole Contactor Amps | Panelbd / Loadcenter Amp Rating | Circuit No. | Branch Ckt. Bkr. Pole / Amps | Branch Circuit Amps | Minimum Wire Size | KVA Load |
| 1 | PASEO DEL NORTE AT WEST TOWNE MARKETPLACE ENTRANCE | ELEC SERV TY D (120/240)060(NS)SS(N)PS(U) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIGNALS | 1P/50 | 40 | #6 | 4.8 |
| 2 | PASEO DEL NORTE @ NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)SS(N)PS(U) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |
| 3 | ADVANCE SCHOOL FLASHER FRONTERA RD @ ROXBURY DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)GS(N)GC(O) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |
| 4 | HAWKINS BLVD @ WH BURGES DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)GS(N)GC(O) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |




(CONTINUE ON NEXT SHEET)




## NEW POLES

## LEGEND

- PROPOSED MAST ARM/SIGNAL POLE
- PROPOSED PEDESTAL POLE
- PROPOSED SIGNAL HEAD WITH BACKPLATE
- PROPOSED PEDESTRIAN HEAD
- PROPOSED PEDESTRIAN PUSH BUTTON
- PROPOSED GROUND BOX TYPE A
- PROPOSED GROUND BOX TYPE C
- PROPOSED GROUND BOX TYPE D
- PROPOSED CONDUIT
- PROPOSED CONDUIT (BORE)
- PROPOSED SIGN ON MAST ARM/POLE
- PROPOSED RUN NUMBER
- PROPOSED SIGNAL HEAD NUMBER
- PROPOSED ELECTRICAL SERVICE
- PROPOSED VIVDS
- PROPOSED TRAFFIC SIGNAL CABINET WITH 170 CONTROLLER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING POWER SOURCE
- TRAFFIC FLOW
- EXIST RIGHT OF WAY

## PHASE RING DIAGRAM

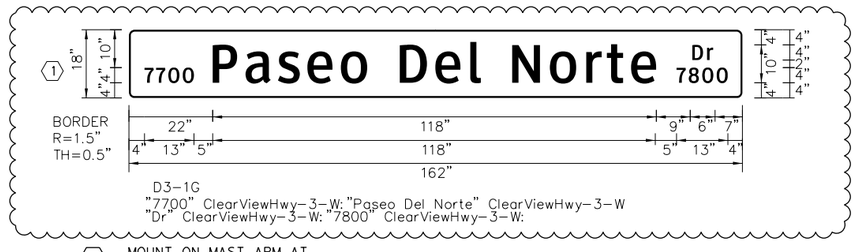
| PASEO DEL NORTE DR. | | WEST TOWNE MARKETPLACE | |
|---|---|---|---|
| Ø1 | Ø2 | Ø3 | Ø4 |
| N/U | | N/U | |
| N/U | | N/U | N/U |
| Ø5 | Ø6 | Ø7 | Ø8 |

COMPATIBILITY LINE

- PEDESTRIAN PHASE
- PERMISSIVE PHASE
- PROTECTED PHASE
- N/U NOT USED

NOTES:

1. THE LOCATION OF THE SIGNAL POLES AND FIXTURES ARE DIAGRAMMATIC ONLY AND MAY BE SHIFTED BY THE ENGINEER TO ACCOMMODATE LOCAL CONDITIONS. EXACT LOCATION OF SIGNAL POLES, CONTROLLER, ETC. TO BE APPROVED BY THE ENGINEER IN THE FIELD.
2. INTERVAL TIMING TO BE PROVIDED BY THE CITY OF EL PASO.
3. PROPOSED SIGNS MOUNTED ON SIGNAL MAST ARM/POLE SHALL BE BANDED. DRILLING THROUGH MAST ARM OR POLE WILL NOT BE ACCEPTED.
4. BACK OF CABINET SHOULD FACE THE ROADWAY.
5. NEW TRAFFIC SIGNAL INSTALLATION SHALL INCLUDE A MODEL 170 TRAFFIC CONTROLLER, ALL FOUNDATIONS, MAST ARMS OF THE REQUIRED LENGTHS HAVING A NOMINAL HEIGHT CLEARANCE OF 18', PEDESTRIAN POLES WITH TRANSFORMER BASES, SIGNAL HEADS, PEDESTRIAN SIGNALS, ALL CONDUIT OF THE SIZES AND LENGTHS SHOWN, ALL TRAFFIC CONDUCTORS, ALL ELECTRICAL POWER SOURCE CONDUCTORS, AND GROUND BOXES AS SHOWN ON PLANS.
6. SEE STANDARDS AND MISCELLANEOUS TRAFFIC SIGNAL DETAILS FOR FURTHER DETAILS ON SIGNAL POLES AND MAST ARMS.
7. ALL SIGNAL HEADS AND PEDESTRIAN HEADS SHALL HAVE LED LIGHTS. ALL PEDESTRIAN HEADS SHALL BE COUNTDOWN PEDESTRIAN SIGNALS. SEE STANDARDS AND MISCELLANEOUS TRAFFIC SIGNAL DETAILS FOR FURTHER DETAIL.
8. SEE MAST ARM SIGN DETAILS SHEET FOR FURTHER DETAILS ON SIGNAGE.
9. SALVAGED MATERIALS SHALL BE RETURNED TO STREETS AND MAINTENANCE, 7968 SAN PAULO DRIVE, EL PASO, TEXAS 79907. POINT OF CONTACT TONY DO (915-212-7021).
10. PROPOSED PUSH BUTTONS SHALL BE PLACED ADJACENT TO A LEVEL LANDING AREA (2% MAX. SLOPE IN ALL DIRECTIONS), AND 18" MAX DISTANCE FROM LANDING.
11. ALL TRAFFIC SIGNAL HEADS SHALL INCLUDE A 5" BACKPLATE. BACKPLATES SHALL BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER. REFER TO TRAFFIC SIGNAL DETAILS.
12. THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 5 FT MIN.
13. SEE INTERCONNECT LAYOUT FOR FURTHER INFORMATION ON INTERCONNECT CONDUIT, WIRES AND GROUND BOXES.
14. ALL GROUND BOXES SHALL BE INSTALLED WITH EXPANSION JOINT MATERIAL AROUND IT.



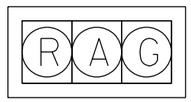

1 MOUNT ON MAST ARM AT TRAFFIC SIGNAL POLE 5

2 R3-5R (30"X36")




2 MOUNT ON MAST ARM AT TRAFFIC SIGNAL POLE 8

## SIGNAL HEAD SCHEDULE

| SIGNAL | DESCRIPTION |
|---|---|
|  1, 2, 3, 4, 5, 6, 7, 8, 9 | 12" HORIZONTAL 3 SECTION LED HEAD WITH BACKPLATE |



WARNING!
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHETHER INDICATED ON THE DRAWINGS OR NOT, TO VERIFY THE LOCATION, DEPTH, AND CONDITION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES AND PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL CONTACT ALL THE UTILITY COMPANIES AND CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION.

WARNING!
BEFORE YOU DIG

CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UNDERGROUND IMPROVEMENTS IN PROJECT AREA

| UTILITY LOCATOR SERVICES | |
|---|---|
| TEXAS811 | 811 |
| CITY OF EL PASO | |
| STREETS AND MAINTENANCE | 1-915-212-0118 |
| CAPITAL IMPROVEMENT DEPT | 1-915-212-0065 |
| EL PASO WATER UTILITIES | 1-915-594-5500 |
| TEXAS GAS SERVICE | 1-800-700-2443 |
| EL PASO NATURAL GAS | 1-800-334-8047 |
| AT&T | 1-800-924-9420 |
| EL PASO ELECTRIC COMPANY | 1-800-252-1133 |
| SPECTRUM | 1-915-772-1123 |
| LINE SPOTS | LINESPOTS@ELPASOTEXAS.GOV |

THE SEAL PERTAINS TO MODIFICATIONS WITHIN REVISION CLOUDS

STATE OF TEXAS
LEONARDO LEDESMA
103621
PROFESSIONAL ENGINEER
11/5/2024

238752

REFERENCES -- BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|

FIRM'S NAME

HNTB

HNTB Corporation
The HNTB Companies
Infrastructure Solutions
Firm Registration Number 420
303 N. Oregon Street, Suite 820
El Paso, TX 79901
(915) 897-0872

ENGINEER'S SEAL

STATE OF TEXAS
FRANCISCO J. OROPEZA
120556
PROFESSIONAL ENGINEER

SCALE
HOR: 1"=40'
VER: N/A

DATE 11/5/2024
DESIGN BY
DRAWN BY
CHKD. BY
APPD. BY

COEP TRAFFIC SIGNAL DESIGN SERVICES

# PASEO DEL NORTE AT WEST TOWNE MARKETPLACE ENTRANCE TRAFFIC SIGNAL PLAN

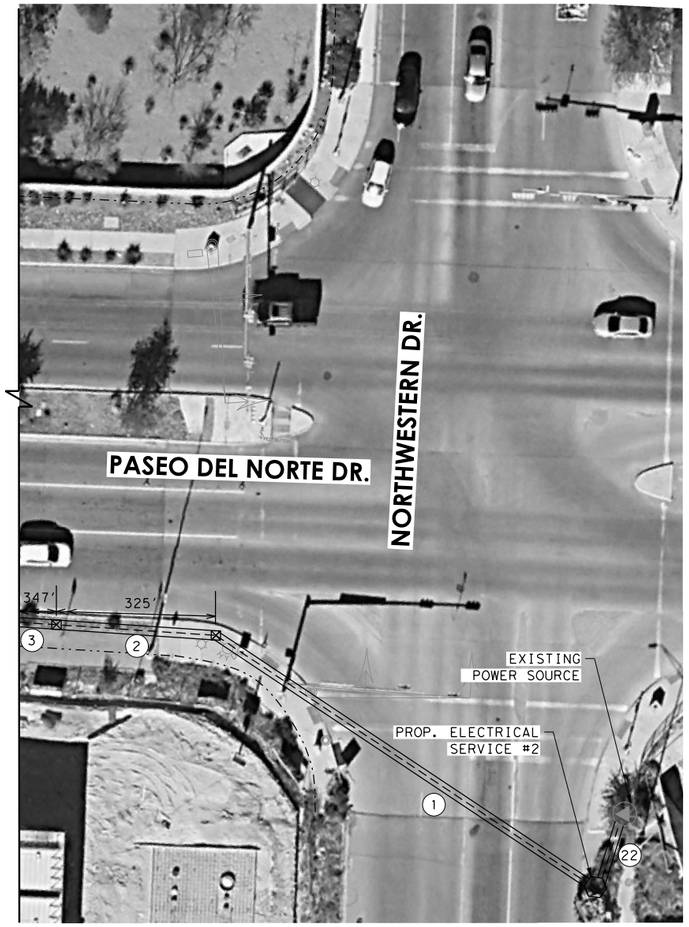
STREET AND MAINTENANCE
CITY OF EL PASO

7968 SAN PAULO DRIVE
EL PASO, TEXAS 79907
TEL: 915.212.0118
FAX: 915.212.0119

THE CITY OF EL PASO TEXAS

SHEET NO:
C 43 OF C 137
530

PDF Filename: PLAN AND PROFILE STREET NAME 1 STA 123 TO STA 234 MY SUBTITLE SHEET 1 OF 2.pdf




0 20' 40'

SCALE: 1" = 40'

## LEGEND

- PROPOSED MAST ARM/SIGNAL POLE
- PROPOSED PEDESTAL POLE
- PROPOSED SIGNAL HEAD WITH BACKPLATE
- PROPOSED PEDESTRIAN HEAD
- PROPOSED PEDESTRIAN PUSH BUTTON
- PROPOSED GROUND BOX TYPE A
- PROPOSED GROUND BOX TYPE C
- PROPOSED GROUND BOX TYPE D
- PROPOSED CONDUIT
- PROPOSED CONDUIT (BORE)
- PROPOSED SIGN ON MAST ARM/POLE
- PROPOSED RUN NUMBER
- PROPOSED SIGNAL HEAD NUMBER
- PROPOSED ELECTRICAL SERVICE
- PROPOSED VIVDS
- PROPOSED TRAFFIC SIGNAL CABINET WITH 170 CONTROLLER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING POWER SOURCE
- TRAFFIC FLOW
- EXIST RIGHT OF WAY

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 11.01.24 | 1 Relocation of Service and Runs | L.L. |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 11/5/2024

| SCALE | | DATE | 11/5/2024 |
|---|---|---|---|
| HOR: | 1"=40' | DESIGN BY | LD |
| VER: | N/A | DRAWN BY | |
| | | CHKD. BY | LD |
| | | APPD. BY | |

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX

STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3680

SHEET TITLE

**BASE BID 1-**
PASEO DEL NORTE
AT WEST TOWNE
MARKETPLACE ENTRANCE
TRAFFIC SIGNAL PLAN

238752

SHEET

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## CONDUIT AND CABLE SCHEDULE

| RUN NO. | CONDUIT STATUS | CONDUIT: ITEM 618 SIZE/TYPE CONDUIT: TRENCHED: PVC SCHD 40 (2") | CONDUIT: TRENCHED: PVC SCHD 40 (3") | CONDUIT: BORED: PVC SCHD 40 (2") | CONDUIT: BORED: PVC SCHD 40 (3") | POWER: ELEC CNDR (NO. 12) BARE | POWER: ELEC CNDR (NO. 2) BARE | POWER: ELEC CNDR (NO. 2) INSUL | PED PUSH BUTTONS CNDR: TRF SIG CBL (TY A) (18 AWG) (2 CNDR) | SIGNAL AND PED HEAD CNDR: TRF SIG CBL (TY A) (12 AWG) (5 CNDR) | SIGNAL AND PED HEAD CNDR: TRF SIG CBL (TY A) (12 AWG) (19 CNDR) | VIVDS CABLING: TRF SIG CBL (TY A) (18 AWG) (3 CNDR) W/COAXIAL | LENGTH OF RUN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | I | | | 1 | | | | 3 | | | | | 120 |
| 2 | I | | | 1 | | | | 3 | | | | | 325 |
| 3 | I | | | 1 | | | | 3 | | | | | 347 |
| 4 | I | | | 1 | | | | 3 | | | | | 70 |
| 5 | I | 1 | | | | | | 3 | | | | | 70 |
| 6 | I | 2 | 2 | | | | | 6 | 8 | 10 | 3 | 3 | 11 |
| 7 | I | 1 | 2 | | | | | 3 | 8 | 10 | 3 | 3 | 31 |
| 8 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 9 |
| 9 | I | 1 | 2 | | | | | 3 | 4 | 5 | 2 | 2 | 68 |
| 10 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 10 |
| 11 | I | | | 1 | 1 | | | 2 | 3 | 4 | 1 | 1 | 56 |
| 12 | I | 1 | | | | | | 1 | 1 | 2 | | | 13 |
| 13 | I | | | 1 | 1 | | | 2 | 2 | 2 | 1 | 1 | 56 |
| 14 | I | 1 | | | | | | 1 | 2 | 1 | | | 23 |
| 15 | I | 2 | | | | | | 2 | 1 | 1 | 1 | 1 | 12 |
| ~~16~~ | | | | | | | | | | | | | ~~69~~ |
| 17 | I | 1 | | | | | | 1 | 1 | 1 | | | 11 |
| 18 | I | 1 | | | | | | 1 | 1 | 1 | | | 17 |
| 19 | I | | | 1 | | | | 1 | 2 | 2 | | | 68 |
| 20 | I | 1 | | | | | | 1 | 1 | 2 | | | 15 |
| 21 | I | | | 1 | | | | 1 | 3 | 4 | | | 44 |
| 22 | I | | | 1 | | | | 3 | | | | | 20 |
| TOTAL | | 332 | 220 | 1106 | 112 | 0 | 0 | 3762 | 1289 | 1546 | 405 | 405 | |

STATUS: E= EXISTING, I= INSTALL

NOTES:
1. RUN POWER WIRES AND SIGNAL CABLES IN SEPARATE CONDUIT FROM SIGNAL AND LUMINAIRE CABLES

### CONDUCTOR FROM BASE TO SIGNAL HEAD

| POLE ID | VEHICLE SIGNAL HEAD NO. 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | SUB-TOTAL (FT) | CONDUCTOR TYPE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| POLE 4 | 64 | 52 | 40 | | | | | | | 156 | (TY A) (9 CNDR) (12 AWG) |
| POLE 5 | | | | 52 | 40 | | | | | 92 | (TY A) (9 CNDR) (12 AWG) |
| POLE 8 | | | | | | 72 | 61 | 49 | 30 | 212 | (TY A) (9 CNDR) (12 AWG) |
| TOTAL | | | | | | | | | | 460 | |

### CONDUCTOR FROM BASE TO VIVDS CAMERA

| POLE ID | VIVDS NO. V1 | V2 | V3 | SUB-TOTAL (FT) | CONDUCTOR TYPE |
|---|---|---|---|---|---|
| POLE 4 | 56 | | | 56 | TRF SIG CBL (TY A) (18 AWG) (3 CNDR) W/COAXIAL |
| POLE 5 | | 47 | | 47 | TRF SIG CBL (TY A) (18 AWG) (3 CNDR) W/COAXIAL |
| POLE 8 | | | 65 | 65 | TRF SIG CBL (TY A) (18 AWG) (3 CNDR) W/COAXIAL |
| TOTAL | | | | 168 | |

### CONDUCTOR FROM BASE TO PEDESTRIAN HEAD

| POLE ID | PEDESTRIAN HEAD NO. A | B | C | D | E | F | G | H | I | J | SUB-TOTAL (FT) | CONDUCTOR TYPE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| POLE 1 | 16 | | | | | | | | | | 16 | (TY A) (5 CNDR) (12 AWG) |
| POLE 2 | | 16 | | | | | | | | | 16 | (TY A) (5 CNDR) (12 AWG) |
| POLE 3 | | | 16 | 16 | | | | | | | 32 | (TY A) (5 CNDR) (12 AWG) |
| POLE 4 | | | | | 16 | | | | | | 16 | (TY A) (5 CNDR) (12 AWG) |
| POLE 5 | | | | | | 16 | | | | | 16 | (TY A) (5 CNDR) (12 AWG) |
| POLE 6 | | | | | | | 16 | 16 | | | 32 | (TY A) (5 CNDR) (12 AWG) |
| POLE 7 | | | | | | | | | 16 | | 16 | (TY A) (5 CNDR) (12 AWG) |
| POLE 8 | | | | | | | | | | 16 | 16 | (TY A) (5 CNDR) (12 AWG) |
| TOTAL | | | | | | | | | | | 160 | |

### CONDUCTOR FROM BASE TO TOUCHLESS PEDESTRIAN DETECTOR

| POLE ID | PUSH BUTTON | SUB-TOTAL (FT) | CONDUCTOR TYPE |
|---|---|---|---|
| POLE 1 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 2 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 3 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 4 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 5 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 6 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 7 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 8 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| TOTAL | | 40 | |

### CONDUCTOR FROM BASE TO PUSH BUTTON

| POLE ID | PUSH BUTTON | SUB-TOTAL (FT) | CONDUCTOR TYPE |
|---|---|---|---|
| POLE 1 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 2 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 3 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 4 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 5 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 6 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 7 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| POLE 8 | 5 | 5 | (TY A) (2 CNDR) (18 AWG) |
| TOTAL | | 40 | |

THE SEAL PERTAINS TO MODIFICATIONS WITHIN REVISION CLOUDS

STATE OF TEXAS
LEONARDO LEDESMA
103621
PROFESSIONAL ENGINEER
11/5/2024

238752

PDF Filename: 0044 - PASEO DEL NORTE AT WEST TOWNE MARKETPLACE TRAFFIC SIGNAL PLAN QUANTITES 44 of 94.pdf

REFERENCES -- BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|

FIRM'S NAME

HNTB

HNTB Corporation
The HNTB Companies
Texas Engineering Firm
Firm Registration Number 420
303 N. Oregon Street, Suite 820
El Paso, TX 79901
(915) 397-0672

ENGINEER'S SEAL

STATE OF TEXAS
FRANCISCO J. OROPEZA
120556
PROFESSIONAL ENGINEER

SCALE

HOR: 1"=100'
VER: N/A

DATE 11/5/2024
DESIGN BY
DRAWN BY
CHKD. BY
APPD. BY

COEP TRAFFIC SIGNAL DESIGN SERVICES

# PASEO DEL NORTE AT WEST TOWNE MARKETPLACE TRAFFIC SIGNAL PLAN QUANTITES

STREET AND MAINTENANCE
CITY OF EL PASO

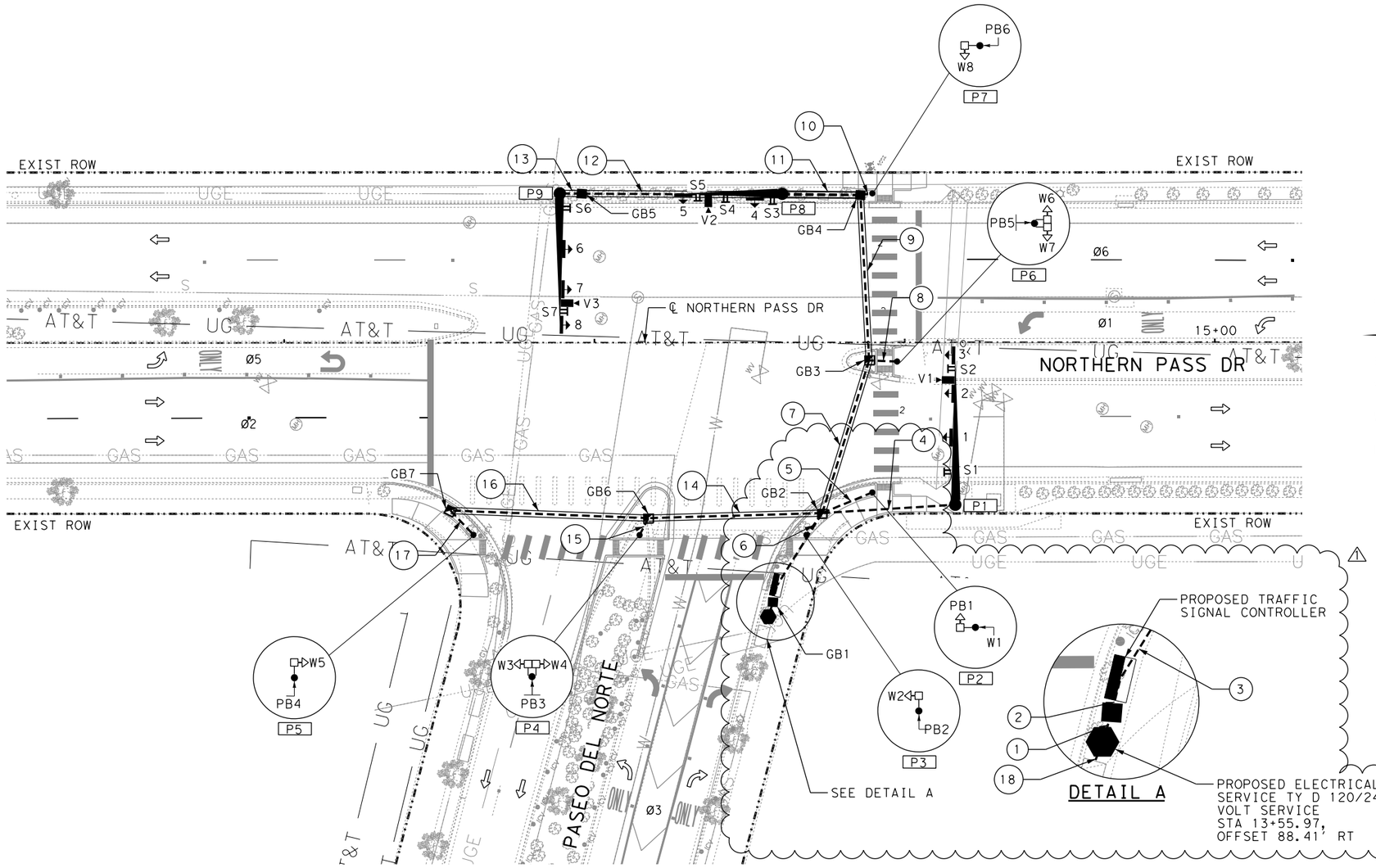
7968 SAN PAULO DRIVE
EL PASO, TEXAS 79907
TEL. 915.212.0138
FAX. 915.212.0119

THE CITY OF EL PASO TEXAS

SHEET NO:
C 44 OF C 137

532

D190214TX.04




## LEGEND

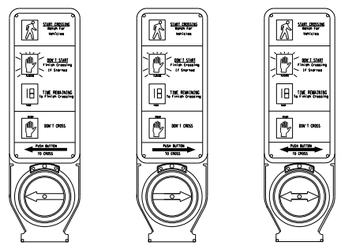
| | |
|---|---|
| # | PROPOSED LED TRAFFIC SIGNAL W/BACKPLATE |
| | PROPOSED MAST ARM |
| S# | PROPOSED MAST ARM SIGNS |
| V# | PROPOSED VIVDS CAMERA |
| W# | PROPOSED PEDESTRIAN SIGNAL HEAD |
| PB# | PROPOSED PUSH BUTTON |
| | PROPOSED OPTICOM |
| | PROPOSED TRAFFIC SIGNAL CONTROLLER |
| | PROPOSED GROUND BOX TY "D" |
| | PROPOSED GROUND BOX TY "D" W/APRON |
| | PROPOSED PED SIGNAL POLE |
| | PROPOSED CONDUIT (TRENCH) |
| | PROPOSED CONDUIT (BORE) |
| | TRAFFIC FLOW |
| | PROPOSED ELECTRICAL SERVICE |
| | PROP CONCRETE SIDEWALK |
| | PROPOSED ADA RAMP |

## PROPOSED SIGNAL HEADS

| SIGNAL HEADS | |
|---|---|
| R Y Y G<br>*SY — **FY<br>3, 8 | 12" LED ONE WAY, HORIZONTAL 4-SECTION SIGNAL HEAD WITH BLACK BACKPLATES |
| R Y G<br>1, 2, 4, 5, 6, 7 | 12" ONE WAY, HORIZONTAL 3-SECTION SIGNAL HEAD WITH BLACK BACKPLATES |
| 19<br>W1-W8 | 16" LED, COUNTDOWN PEDESTRIAN SIGNAL HEAD |

NOTES:
* SY - STEADY YELLOW ** FY - FLASHING YELLOW

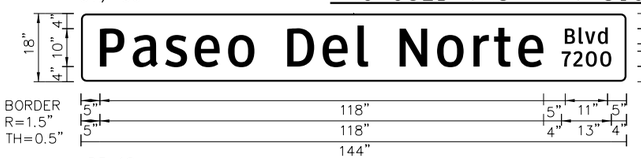
## PROPOSED PEDESTRIAN SIGNS AND PUSH BUTTONS



R10-eL PB2, PB6 | R10-eR PB1, PB4 | R10-eL/R (MOD) PB3, PB5

## PROPOSED MAST ARM SIGNS

S1, S6

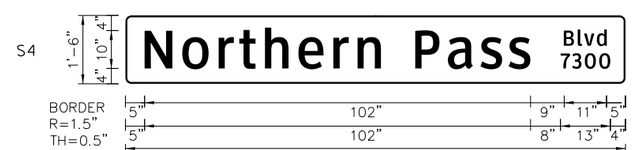



D3-1G
"Paseo Del Norte" ClearViewHwy-3-W: "Blvd" ClearViewHwy-3-W
"7200" ClearViewHwy-3-W:

U-TURN YIELD ON FLASHING YELLOW ARROW
R10-17T (MOD) (30" X 30")
S2

ONLY
R3-5L 30"X36"
S5

S4

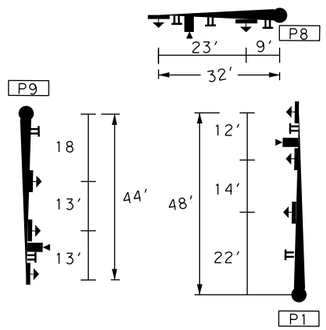



D3-1G
"Northern Pass" ClearViewHwy-3-W: "Blvd" ClearViewHwy-3-W
"7300" ClearViewHwy-3-W:

LEFT TURN YIELD ON FLASHING YELLOW ARROW
R10-17T (30" X 30")
S7

ONLY
R3-5R 30"X36"
S3

## MAST ARM DETAILS




238752

REFERENCES - BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 11.01.24 | Relocation of Service and Runs | L.L. |

ENGINEER'S SEAL
LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 11/5/2024

SCALE HOR: 1"=40' VER: N/A
DATE 11/5/2024
DESIGN BY LD
DRAWN BY
CHKD. BY
APPD. BY LD

PROJECT NAME
INSTALLATION OF TRAFFIC SIGNALS

EPA TX STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-0800

SHEET TITLE
BASE BID 2-
PASEO DEL NORTE AT NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT
SHEET 1 OF 3

SHEET
C 52 OF C 13 533

4:54:57 PM
11/5/2024
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11/5/2024 P:_V-TPD\Projects\TX\2021\D210137TX.10\1_Design\500_CADD\dgn\02 Plan Files\08 signal\C_XXX_S_LSL_PASEO DEL NORTE_01.dgn

## CONDUIT AND CONDUCTOR SUMMARY

| RUN NO. | LENGTH (FT) | ELECTRICAL CONDUCTORS | | NUMBER OF CONDUCTORS | | | | | | CONDUIT | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | TRENCHED | | BORED | |
| | | NO. 6 (INSULATED) (POWER) | NO. 6 (INSULATED) (GROUND) | TRF SIG CBL (12 AWG) (2 CONDR) | TRF SIG CBL (12 AWG) (5 CONDR) | TRF SIG CBL (12 AWG) (7 CONDR) | TRF SIG CBL (12 AWG) (12 CONDR) | VIVDS COMM CABLE (COAXIAL) | VIVDS POWER CBL (16 AWG) (3 CONDR) ** | PVC SCH 40 (2") | PVC SCH 40 (3") | PVC SCH 40 (2") | PVC SCH 40 (3") |
| 1 | 10 | 2 | 1 | | | | | | | 1 | | | |
| 2 | 10 | 2 | 1 | | | | | | | 1 | | | |
| 3 | 30 | | 4 | 6 | 8 | 2 | 3 | 3 | 3 | 2 | 2 | | |
| 4 | 45 | | 2 | | | 1 | 1 | 1 | 1 | 2 | | | |
| 5 | 20 | | 1 | 1 | 1 | | | | | 1 | | | |
| 6 | 10 | | 1 | 1 | 1 | | | | | 1 | | | |
| 7 | 55 | | 2 | 2 | 3 | 1 | 2 | 2 | 2 | | | 1 | 1 |
| 8 | 10 | | 1 | 1 | 2 | | | | | 1 | | | |
| 9 | 55 | | 2 | 1 | 1 | 1 | 2 | 2 | 2 | | | 1 | 1 |
| 10 | 5 | | 1 | 1 | 1 | | | | | 1 | | | |
| 11 | 25 | | 2 | | | 1 | 2 | 2 | 2 | | | 2 | |
| 12 | 90 | | 2 | | | 1 | 1 | 1 | 1 | | | 2 | |
| 13 | 10 | | 2 | | | 1 | 1 | 1 | 1 | | | 2 | |
| 14 | 60 | | 1 | 2 | 3 | | | | | | | 1 | |
| 15 | 10 | | 1 | 1 | 2 | | | | | 1 | | | |
| 16 | 65 | | 1 | 1 | 1 | | | | | | | 1 | |
| 17 | 15 | | 1 | 1 | 1 | | | | | 1 | | | |
| 18 | 5 | 2 | 1 | | | | | | | 1 | | | |
| TOTAL (FT) | | 80 | 1035 | 690 | 915 | 380 | 565 | 565 | 565 | 245 | 60 | 485 | 110 |

** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING" . FOR CONTRACTOR'S INFORMATION ONLY.

NOTE: ALL CONDUCTOR RUNS INCLUDE 5' OF SLACK

### CONDUCTOR FROM POLE BASE TO SIGNAL HEAD

| POLE NO. | VEHICLE SIGNAL HEAD NO. | TRF SIG CBL (12 AWG) (5 CONDR) | TRF SIG CBL (12 AWG) (7 CONDR) |
|---|---|---|---|
| P1 | 1 | 40 | |
| | 2 | 14 | |
| | 3 | | 66 |
| P8 | 4 | 27 | |
| | 5 | 23 | |
| P9 | 6 | 36 | |
| | 7 | 13 | |
| | 8 | | 62 |
| TOTAL (FT) | | 153 | 128 |

### CONDUCTOR FROM POLE BASE TO PEDESTRIAN PUSH BUTTON

| POLE NO. | PED PUSH BUTTON NO. | TRF SIG CBL (12 AWG) (2 CONDR) |
|---|---|---|
| P2 | PB1 | 7 |
| P3 | PB2 | 7 |
| P4 | PB3 | 7 |
| P5 | PB4 | 7 |
| P6 | PB5 | 7 |
| P7 | PB6 | 7 |
| TOTAL (FT) | | 42 |

### CONDUCTOR FROM POLE BASE TO PEDESTRIAN SIGNAL HEAD

| POLE NO. | PED SIGNAL HEAD NO. | TRF SIG CBL (12 AWG) (5 CONDR) |
|---|---|---|
| P2 | W1 | 15 |
| P3 | W2 | 15 |
| P4 | W3 | 15 |
| | W4 | 15 |
| P5 | W5 | 15 |
| P6 | W6 | 15 |
| | W7 | 15 |
| P7 | W8 | 15 |
| TOTAL (FT) | | 120 |

### CONDUCTORS FROM POLE BASE TO VIVDS

| POLE NO. | VIVDS NO. | VIVDS COMM CABLE (COAXIAL) | VIVDS POWER CBL (16 AWG) (3 CONDR) ** |
|---|---|---|---|
| P1 | V1 | 60 | 60 |
| P8 | V2 | 39 | 39 |
| P9 | V3 | 55 | 55 |
| TOTAL (FT) | | 154 | 154 |

** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING" . FOR CONTRACTOR'S INFORMATION ONLY.

### POLE CHART

| POLE | DESCRIPTION | CENTERLINE | STATION | OFFSET |
|---|---|---|---|---|
| P1 | PROPOSED 48' MAST ARM | NORTHERN PASS DR | 13+35.16 | 15.87' RT |
| P2 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 13+89.55 | 48.34' RT |
| P3 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 13+68.31 | 62.04' RT |
| P4 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 13+14.52 | 62.04' RT |
| P5 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 12+60.96 | 61.94' RT |
| P6 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 13+97.58 | 6.15' RT |
| P7 | PROPOSED PEDESTRIAN POLE | NORTHERN PASS DR | 13+89.63 | 48.07' LT |
| P8 | PROPOSED 32' MAST ARM POLE | NORTHERN PASS DR | 13+60.58 | 47.94' LT |
| P9 | PROPOSED 44' MAST ARM POLE | NORTHERN PASS DR | 12+88.89 | 48.11' LT |

REFERENCES - BENCHMARKS

FILE:

| BY | REVISIONS | DATE |
|---|---|---|
| L.L. | ⚠1 Relocation of Service and Runs | 11.01.24 |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 11/5/2024

SCALE HOR: N/A VER: N/A

DATE 11/5/2024
DESIGN BY
DRAWN BY LD
CHKD. BY LD
APPD. BY

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3680

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT
SHEET 2 OF 3

238752

SHEET C 53 OF C 13



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11/5/2024
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11/5/2024 4:55:25 PM P:_V-TPD\Projects\TX\2021\D210137TX.10\1_Design\500_CADD\dgn\02 Plan Files\08 signal\C_XXX_S_LSL_PASEO DEL NORTE_02.dgn

## TRAFFIC SIGNAL QUANTITIES

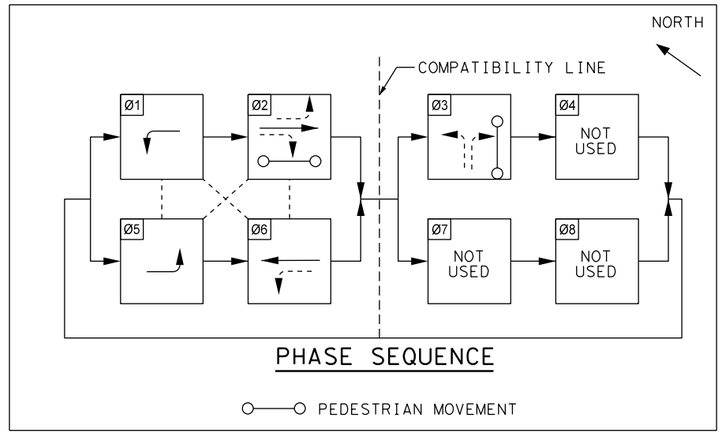
| ITEM | DESCRIPTION | UNIT | QTY |
|---|---|---|---|
| 416 6031 | DRILL SHAFT (TRF SIG POLE) (30 IN) | LF | 12 |
| 416 6032 | DRILL SHAFT (TRF SIG POLE) (36 IN) | LF | 28 |
| 618 6023 | CONDT (PVC) (SCH 40) (2") | LF | 245 |
| 618 6024 | CONDT (PVC) (SCH 40) (2") (BORE) | LF | 485 |
| 618 6029 | CONDT (PVC) (SCH 40) (3") | LF | 60 ⚠1 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 110 |
| 620 6010 | ELEC CONDR (NO.6) INSULATED | LF | 1115 |
| 624 6009 | GROUND BOX TY D (162922) | EA | 4 |
| 624 6010 | GROUND BOX TY D (162922)W/APRON | EA | 3 |
| 628 6151 | ELC SRV TY D 120/240 060(NS)SS(N)PS(U) | EA | 1 ⚠1 |
| 680 6003 | INSTALL HWY TRF SIG (SYSTEM) | EA | 1 |
| * | 170 TRAFFIC SIGNAL CONTROLLER IN CABINET | EA | 1 |
| * | CONTROLLER FOUNDATION | EA | 1 |
| * | ROD, 5/8" X 10' COPPER GROUND (CONTROLLER ONLY) | EA | 1 |
| * | SIGN, STREET NAME (PASEO DEL NORTE) | EA | 2 |
| * | SIGN, STREET NAME (NORTHERN PASS) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T(MOD)) | EA | 1 |
| * | SIGN, (30"x36") (R3-5R) | EA | 1 |
| * | SIGN, (30"x36") (R3-5L) | EA | 1 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eR) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL/R) | EA | 2 |
| 682 6001 | VEH SIG SEC (12")LED(GRN) | EA | 6 |
| 682 6002 | VEH SIG SEC (12")LED(GRN ARW) | EA | 2 |
| 682 6003 | VEH SIG SEC (12")LED(YEL) | EA | 6 |
| 682 6004 | VEH SIG SEC (12")LED(YEL ARW) | EA | 4 |
| 682 6005 | VEH SIG SEC (12")LED(RED) | EA | 6 |
| 682 6006 | VEH SIG SEC (12")LED(RED ARW) | EA | 2 |
| 682 6023 | BACK PLATE (12")(3 SEC) | EA | 6 |
| 682 6024 | BACK PLATE (12")(4 SEC) | EA | 2 |
| 684 6007 | TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | LF | 732 |
| 684 6010 | TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | LF | 1188 |
| 684 6012 | TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | LF | 508 ⚠1 |
| 684 6017 | TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | LF | 565 |
| 686 6033 | INS TRF SIG PL AM(S)1 ARM(32') | EA | 1 |
| 686 6045 | INS TRF SIG PL AM(S)1 ARM(44') | EA | 1 |
| 686 6049 | INS TRF SIG PL AM(S)1 ARM(48') | EA | 1 |
| 6306 6001 | VIVDS PROSR SYS | EA | 1 |
| 6306 6002 | VIVDS CAM ASSY FXD LNS | EA | 3 |
| 6306 6005 | VIVDS CNTRL SOFTWARE | EA | 1 |
| 6306 6007 | VIVDS CABLING | LF | 719 ⚠1 |
| ** | VIVDS POWER CABLE (16 AWG) (3 CONDR) | LF | 719 |

* SUBSIDIARY TO ITEM 0680 6003 "INSTALL HWY TRF SIG (SYSTEM)"

** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING". FOR CONTRACTOR'S INFORMATION ONLY.

## ADA QUANTITIES

| ITEM | DESCRIPTION | UNIT | QTY |
|---|---|---|---|
| 682 6018 | PED SIG SEC (LED)(COUNTDOWN) | EA | 8 |
| 687 6001 | PED POLE ASSEMBLY | EA | 6 |
| 688 6001 | PED DETECT PUSH BUTTON (APS) | EA | 6 |
| 688 6003 | PED DETECTOR CONTROLLER UNIT | EA | 1 |




PHASE SEQUENCE

PEDESTRIAN MOVEMENT

238752

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 11.01.24 | ⚠1 Relocation of Service and Runs | L.L. |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 11/5/2024

SCALE HOR: N/A VER: N/A

DATE 11/5/2024
DESIGN BY
DRAWN BY
CHKD. BY LD
APPD. BY LD

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3680

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT
SHEET 3 OF 3

SHEET C 54 OF C 13

535

## ELECTRICAL SERVICE DATA

| BASE BID NO. | Sheet No. | Electrical Service Description ⚠1 | Service Conduit Size | Service Conductors No. / Size | Safety Switch Amps | Main Ckt. Bkr. Pole / Amp | Two-Pole Contactor Amps | Panelbd / Loadcenter Amp Rating | Circuit No. | Branch Ckt. Bkr. Pole / Amps | Branch Circuit Amps | Minimum Wire Size | KVA Load |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | PASEO DEL NORTE AT WEST TOWNE MARKETPLACE ENTRANCE | ELEC SERV TY D (120/240)060(NS)SS(N)PS(U) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIGNALS | 1P/50 | 40 | #6 | 4.8 |
| 2 | PASEO DEL NORTE @ NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)SS(N)PS(U) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |
| 3 | ADVANCE SCHOOL FLASHER FRONTERA RD @ ROXBURY DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)GS(N)GC(O) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |
| 4 | HAWKINS BLVD @ WH BURGES DR TRAFFIC SIGNAL LAYOUT | ELEC SERV TY D (120/240)060(NS)GS(N)GC(O) | 2" | 3/#4 | N/A | 2P/60 | N/A | 100 | SIG. CONTROLLER | 1P/50 | 40 | | 4.8 |

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 11.01.24 | ⚠1 Relocation of Service and Runs | L.L. |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 11/5/2024

SCALE HOR: N/A VER: N/A

DATE 11/5/2024
DESIGN BY GV
DRAWN BY GV
CHKD. BY LD
APPD. BY LD

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3680

SHEET TITLE

ELECTRICAL SERVICE DATA TABLE

238752

SHEET C 80 OF C 137



4:56:05 PM
11/5/2024
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11/5/2024 4:56:05PM V-TPD\Projects\TX\2021\D210137TX.10\1_Design\500_CADD\dgn\02 Plan Files\14 misc\C_XXX_S_ESD01.dgn

## CAPITAL IMPROVEMENT DEPARTMENT

**Request for Proposal**

**MAYOR**
Renard U. Johnson

**CITY COUNCIL**

**District 1**
Alejandra Chávez

**District 2**
Dr. Josh Acevedo

**District 3**
Deanna M. Rocha

**District 4**
Cynthia Boyar Trejo

**District 5**
Ivan Niño

**District 6**
Art Fierro

**District 7**
Lily Limón

**District 8**
Chris Canales

**CITY MANAGER**
Dionne Mack

March 11, 2025

ZTEX Construction Inc.
Attn: Ezri Navarro
1326 Henry Brennan Dr.
El Paso, Texas 79936

Subject: 2024-0472 Traffic Signals – RFP #2 Cellular Modem

Dear Mr. Navarro,

You are requested to submit a cost proposal by 4:00 PM on March 25, 2025, to accomplish the following scope of work:

*Scope of work:*

1. Incorporate the changes outlined in the following revised design sheets:
    a. C-54
    b. C56 – C59
2. Provide all labor, material, and equipment to install a cellular modem at the Paseo del Norte and Northern Pass Dr Traffic signals.

*Attachments:*

1. Exhibit A - ASIs
2. Exhibit B – Cellular Modem specs

***Your proposal shall contain a complete itemized breakdown in sufficient detail to permit an analysis of all material, labor, equipment, subcontractor cost (if applicable), and markups. State additional time required, if necessary. Justify your request with a description of the delays, which you anticipate. Support your position with a marked-up progress chart depicting the impact of this proposed change on the original contract work.***

Sincerely,

Alondra Jurrola

**Nancy Lopez – Engineer Associate**
Capital Improvement Department | 218 N. Campbell | El Paso, TX 79901
C: (915) 979-7954 | Email: Lopezni@elpasotexas.gov

**Yvette Hernandez, P.E., – City Engineer**
**City 2 | 218 N. Campbell, 2nd Floor | El Paso, Texas 79901 | (915) 212-0065**

# EXHIBIT A

## TRAFFIC SIGNAL QUANTITIES

| ITEM | DESCRIPTION | UNIT | QTY |
|---|---|---|---|
| 416 6031 | DRILL SHAFT (TRF SIG POLE) (30 IN) | LF | 12 |
| 416 6032 | DRILL SHAFT (TRF SIG POLE) (36 IN) | LF | 28 |
| 618 6023 | CONDT (PVC) (SCH 40) (2") | LF | 245 |
| 618 6024 | CONDT (PVC) (SCH 40) (2") (BORE) | LF | 485 |
| 618 6029 | CONDT (PVC) (SCH 40) (3") | LF | 60 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 110 |
| 620 6010 | ELEC CONDR (NO.6) INSULATED | LF | 1115 |
| 624 6009 | GROUND BOX TY D (162922) | EA | 4 |
| 624 6010 | GROUND BOX TY D (162922)W/APRON | EA | 3 |
| 628 6151 | ELC SRV TY D 120/240 060(NS)SS(N)PS(U) | EA | 1 |
| 680 6003 | INSTALL HWY TRF SIG (SYSTEM) | EA | 1 |
| * | 170 TRAFFIC SIGNAL CONTROLLER IN CABINET | EA | 1 |
| * | CONTROLLER FOUNDATION | EA | 1 |
| * | ROD, 5/8" X 10' COPPER GROUND (CONTROLLER ONLY) | EA | 1 |
| * | SIGN, STREET NAME (PASEO DEL NORTE) | EA | 2 |
| * | SIGN, STREET NAME (NORTHERN PASS) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T) | EA | 1 |
| * | SIGN, (30"x30") (R10-17T(MOD)) | EA | 1 |
| * | SIGN, (30"x36") (R3-5R) | EA | 1 |
| * | SIGN, (30"x36") (R3-5L) | EA | 1 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eR) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL) | EA | 2 |
| * | SIGN, PEDESTRIAN PUSHBUTTON (SYMBOL TYPE) (9" X 15") (R10-3eL(R) | EA | 2 |
| * | FURNISH AND INSTALL CELLULAR MODEM | EA | 1 |
| 682 6001 | VEH SIG SEC (12")LED(GRN) | EA | 6 |
| 682 6002 | VEH SIG SEC (12")LED(GRN ARW) | EA | 2 |
| 682 6003 | VEH SIG SEC (12")LED(YEL) | EA | 6 |
| 682 6004 | VEH SIG SEC (12")LED(YEL ARW) | EA | 4 |
| 682 6005 | VEH SIG SEC (12")LED(RED) | EA | 6 |
| 682 6006 | VEH SIG SEC (12")LED(RED ARW) | EA | 2 |
| 682 6023 | BACK PLATE (12")(3 SEC) | EA | 6 |
| 682 6024 | BACK PLATE (12")(4 SEC) | EA | 2 |
| 684 6007 | TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | LF | 732 |
| 684 6010 | TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | LF | 1188 |
| 684 6012 | TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | LF | 508 |
| 684 6017 | TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | LF | 565 |
| 686 6033 | INS TRF SIG PL AM(S)1 ARM(32') | EA | 1 |
| 686 6045 | INS TRF SIG PL AM(S)1 ARM(44') | EA | 1 |
| 686 6049 | INS TRF SIG PL AM(S)1 ARM(48') | EA | 1 |
| 6306 6001 | VIVDS PROSR SYS | EA | 1 |
| 6306 6002 | VIVDS CAM ASSY FXD LNS | EA | 3 |
| 6306 6005 | VIVDS CNTRL SOFTWARE | EA | 1 |
| 6306 6007 | VIVDS CABLING | LF | 719 |
| ** | VIVDS POWER CABLE (16 AWG) (3 CONDR) | LF | 719 |

* SUBSIDIARY TO ITEM 0680 6003 "INSTALL HWY TRF SIG (SYSTEM)"

** SUBSIDIARY TO ITEM 6306 6007 "VIVDS CABLING". FOR CONTRACTOR'S INFORMATION ONLY.

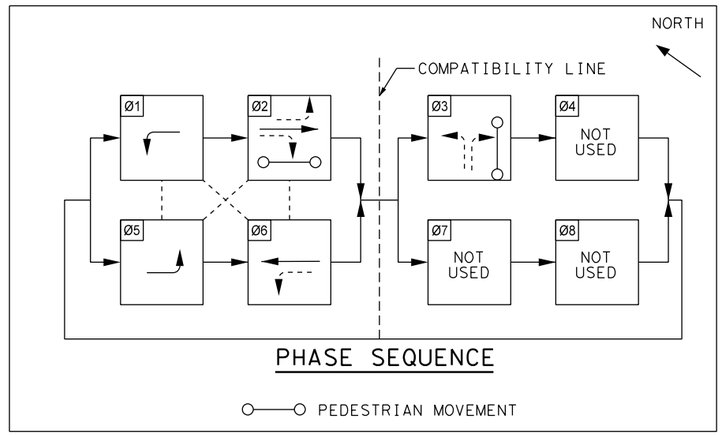
## ADA QUANTITIES

| ITEM | DESCRIPTION | UNIT | QTY |
|---|---|---|---|
| 682 6018 | PED SIG SEC (LED)(COUNTDOWN) | EA | 8 |
| 687 6001 | PED POLE ASSEMBLY | EA | 6 |
| 688 6001 | PED DETECT PUSH BUTTON (APS) | EA | 6 |
| 688 6003 | PED DETECTOR CONTROLLER UNIT | EA | 1 |

△2

NOTES:

1. CELLULAR MODEM TO BE FURNISH AND INSTALLED IN LIEU OF HARDWIRED INTERCONNECTION BETWEEN CONTROLLERS SHOWN ON INTERCONNECT LAYOUT SHEETS. CONTRACTOR TO COORDINATE WITH STREETS AND MAINTENANCE FOR THE TYPE OF CELLULAR MODEM TO USE.




238752

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 11.01.24 | △1 Relocation of Service and Runs | L.L. |
| 01.16.25 | △2 Updated Interconnect | L.L. |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 1/20/2025

SCALE HOR: N/A VER: N/A

DATE 1/20/2025
DESIGNED BY
DRAWN BY
CHKD. BY LD
APPD. BY LD

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3800

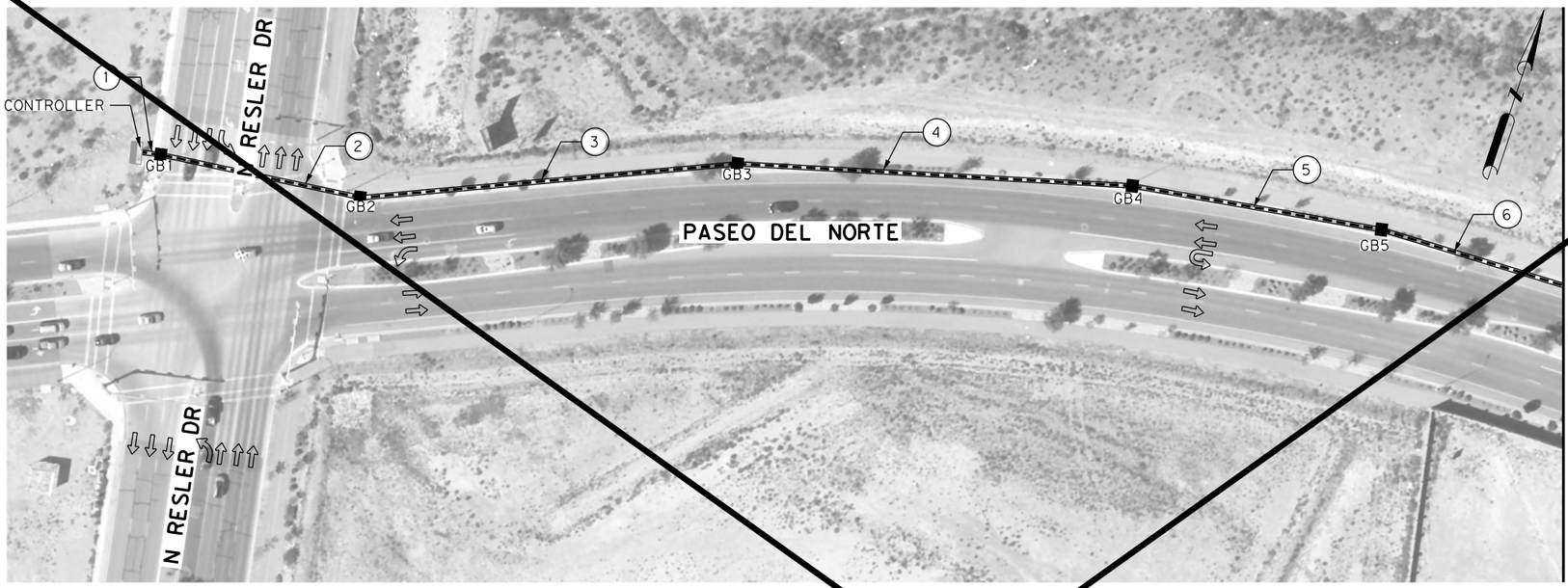
SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR TRAFFIC SIGNAL LAYOUT
SHEET 1 OF 3

SHEET
C 54 OF C 13 539

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1/20/2025
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0 50′ 100′

SCALE: 1" = 100′

## LEGEND

- EXISTING TRAFFIC SIGNAL CONTROLLER
- PROPOSED TRAFFIC SIGNAL CONTROLLER
- PROPOSED ITS GROUND BOX TY 1
- PROPOSED CONDUIT (BORE)
- EXISTING TRAFFIC FLOW

CONDUIT AND CONDUCTOR SUMMARY

| RUN NO. | LENGTH (FT) | NUMBER OF CONDUCTORS | CONDUIT |
|---|---|---|---|
| | | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | BORED PVC SCH 40 (3") |
| 1 | 15 | 1 | 1 |
| 2 | 140 | 1 | 1 |
| 3 | 260 | 1 | 1 |
| 4 | 275 | 1 | 1 |
| 5 | 175 | 1 | 1 |
| 6 | 230 | 1 | 1 |
| 7 | 290 | 1 | 1 |
| 8 | 185 | 1 | 1 |
| 9 | 490 | 1 | 1 |
| 10 | 35 | 1 | 1 |
| TOTAL (FT) | | 2145 | 2095 |

*ALL CONDUCTOR RUNS INCLUDE 5′ OF SLACK

ITS QUANTITIES

| ITEM | DESCRIPTION | UNIT | QTY |
|---|---|---|---|
| 158 6005 | SPEC EXCAV WORK (ORIGINAL) | CY | 2 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 2095 |
| 6004 6054 | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | LF | 2145 |
| 6186 6001 | ITS GND BOX (PCAST) TY 1 (243636) | EA | 9 |

238752

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 01.16.25 | Design Not To Be Constructed | LL |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 6/15/2023

SCALE HOR: 1"=100' VER: N/A

DATE 6/15/2023
DESIGN BY CV
DRAWN BY PG
CHKD. BY JL
APPD. BY JL

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX

STREET & MAINTENANCE

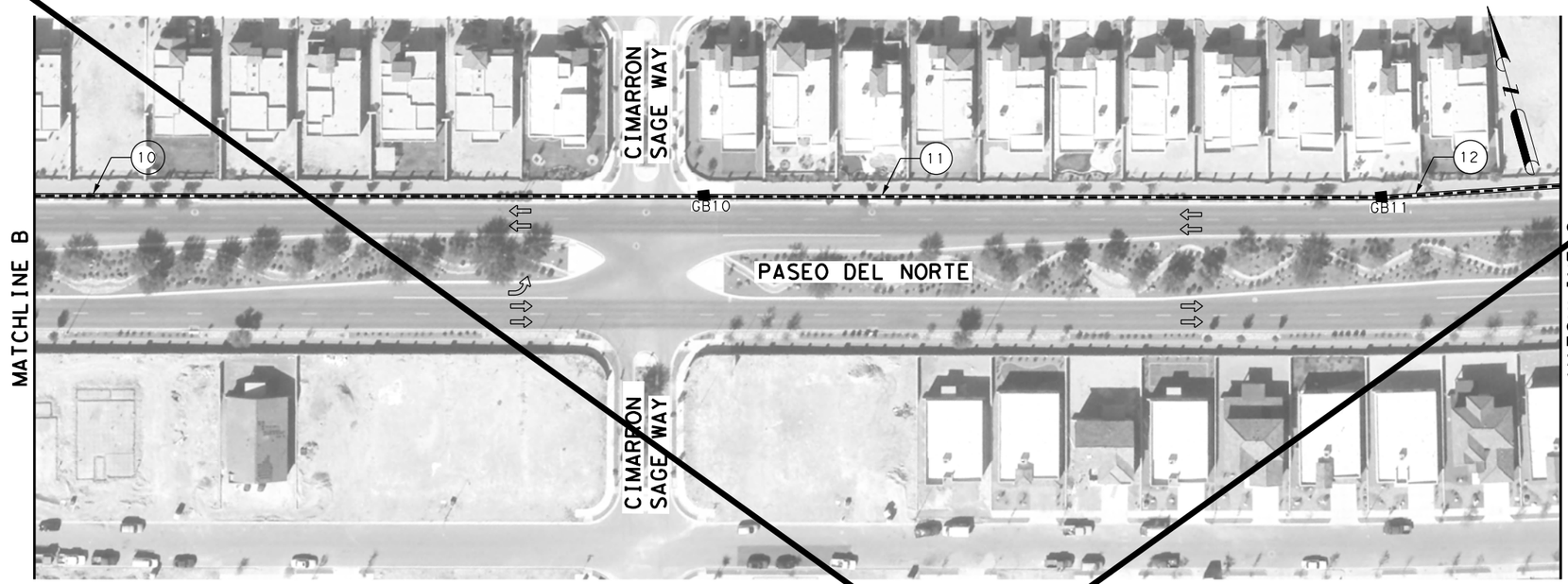
consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE (915) 315-3660

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR INTERCONNECT LAYOUT
SHEET 1 OF 4

SHEET C 56 OF C 13 540

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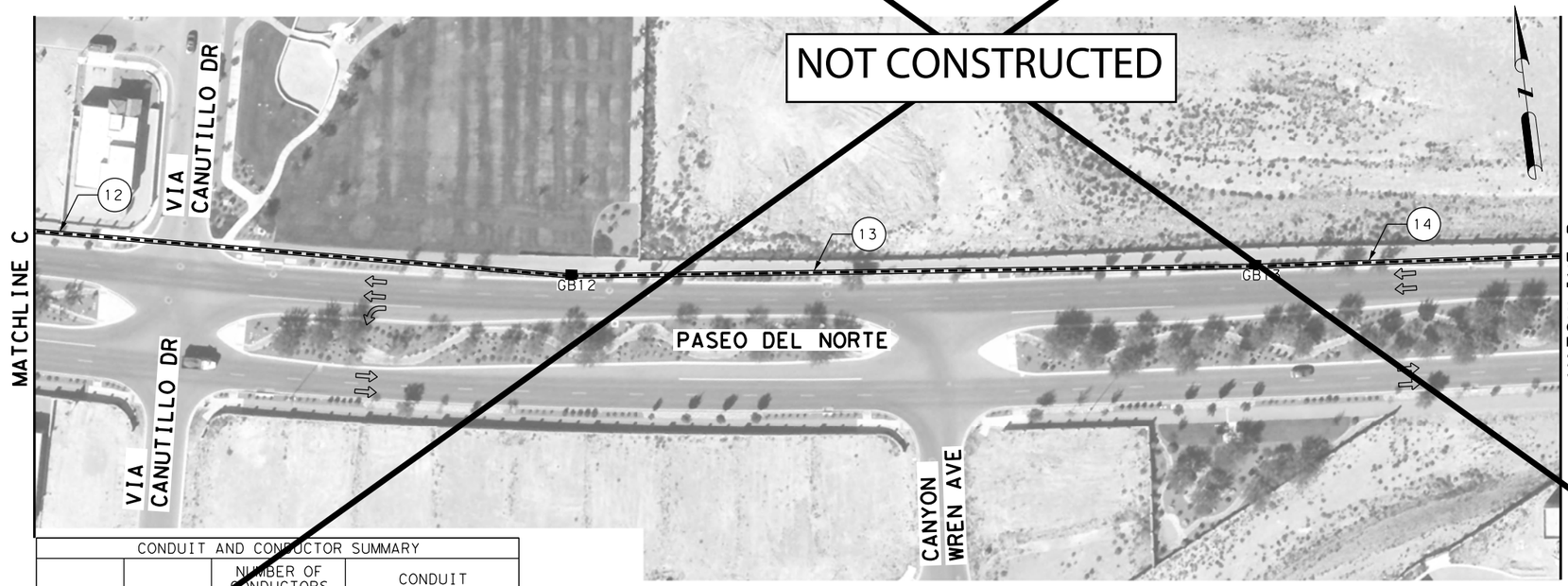






## LEGEND

- EXISTING TRAFFIC SIGNAL CONTROLLER
- PROPOSED TRAFFIC SIGNAL CONTROLLER
- PROPOSED ITS GROUND BOX TY 1
- PROPOSED CONDUIT (BORE)
- EXISTING TRAFFIC FLOW




| CONDUIT AND CONDUCTOR SUMMARY | | | |
|---|---|---|---|
| RUN NO. | LENGTH (FT) | NUMBER OF CONDUCTORS | CONDUIT |
| | | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | BORED PVC SCH 40 (3") |
| 10 | 465 | 1 | 1 |
| 11 | 475 | 1 | 1 |
| 12 | 495 | 1 | 1 |
| 13 | 480 | 1 | 1 |
| 14 | 215 | 1 | 1 |
| TOTAL (FT) | | 2155 | 2130 |

*ALL CONDUCTOR RUNS INCLUDE 5' OF SLACK

| ITS QUANTITIES | | | |
|---|---|---|---|
| ITEM | DESCRIPTION | UNIT | QTY |
| 158 6005 | SPEC EXCAV WORK (ORIGINAL) | CY | 2 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 2130 |
| 6004 6054 | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | LF | 2155 |
| 6186 6001 | ITS GND BOX(PCAST) TY 1 (243636) | EA | 4 |

REFERENCES – BENCHMARKS

FILE:

| BY | REVISIONS | DATE |
|---|---|---|
| L.L. | Design Not To Be Constructed | 01.16.25 |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 6/15/2023

SCALE HOR: 1"=100' VER: N/A

| DATE | DESIGNED BY | DRAWN BY | CHKD. BY | APPD. BY |
|---|---|---|---|---|
| 6/15/2023 | CV | PG | JL | JL |

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-3650

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR INTERCONNECT LAYOUT
SHEET 2 OF 4

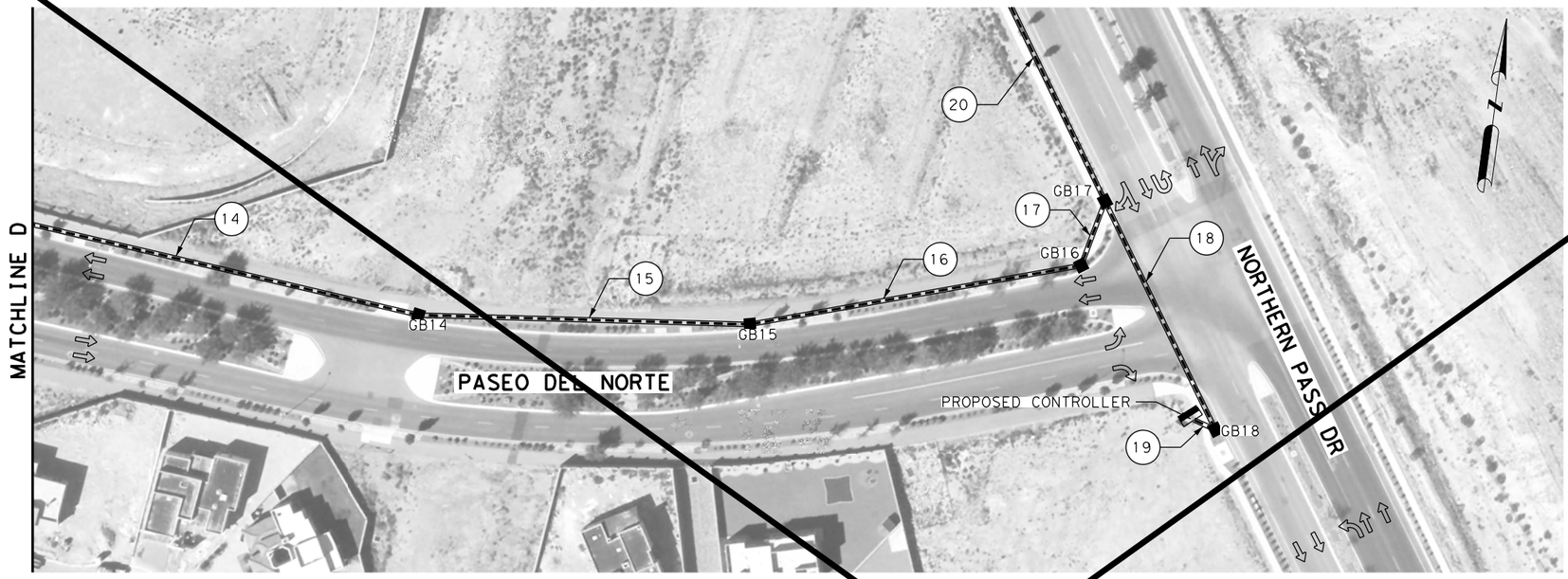
SHEET C 57 OF C 13

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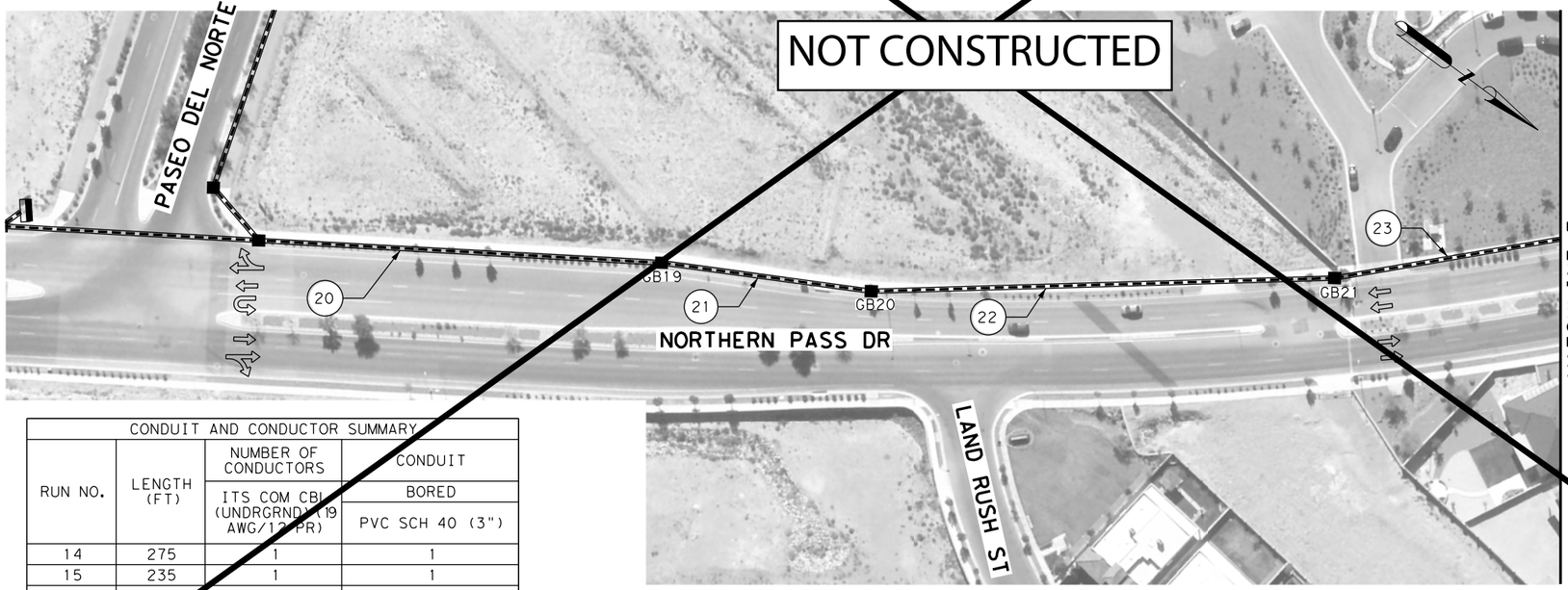

0 50′ 100′

SCALE: 1" = 100′

## LEGEND

- EXISTING TRAFFIC SIGNAL CONTROLLER
- PROPOSED TRAFFIC SIGNAL CONTROLLER
- PROPOSED ITS GROUND BOX TY 1
- PROPOSED CONDUIT (BORE)
- EXISTING TRAFFIC FLOW

NOT CONSTRUCTED




| CONDUIT AND CONDUCTOR SUMMARY | | | |
|---|---|---|---|
| RUN NO. | LENGTH (FT) | NUMBER OF CONDUCTORS | CONDUIT |
| | | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | BORED PVC SCH 40 (3") |
| 14 | 275 | 1 | 1 |
| 15 | 235 | 1 | 1 |
| 16 | 235 | 1 | 1 |
| 17 | 50 | 1 | 1 |
| 18 | 180 | 1 | 1 |
| 19 | 20 | 1 | 1 |
| 20 | 280 | 1 | 1 |
| 21 | 145 | 1 | 1 |
| 22 | 320 | 1 | 1 |
| 23 | 160 | 1 | 1 |
| TOTAL (FT) | | 1950 | 1900 |

*ALL CONDUCTOR RUNS INCLUDE 5′ OF SLACK

| ITS QUANTITIES | | | |
|---|---|---|---|
| ITEM | DESCRIPTION | UNIT | QTY |
| 158 6005 | SPEC EXCAV WORK (ORIGINAL) | CY | 2 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 1900 |
| 6004 6054 | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | LF | 1950 |
| 6186 6001 | ITS GND BOX(PCAST) TY 1 (243636) | EA | 8 |

REFERENCES – BENCHMARKS

FILE:

| DATE | REVISIONS | BY |
|---|---|---|
| 01.16.25 | Design Not To Be Constructed | LL |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 6/15/2023

| SCALE | | DATE | DESIGNED BY | DRAWN BY | CHKD. BY | APPD. BY |
|---|---|---|---|---|---|---|
| HOR: | 1"=100' | 6/15/2023 | CV | PG | JL | JL |
| VER: | N/A | | | | | |

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 315-3660

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR INTERCONNECT LAYOUT
SHEET 3 OF 4

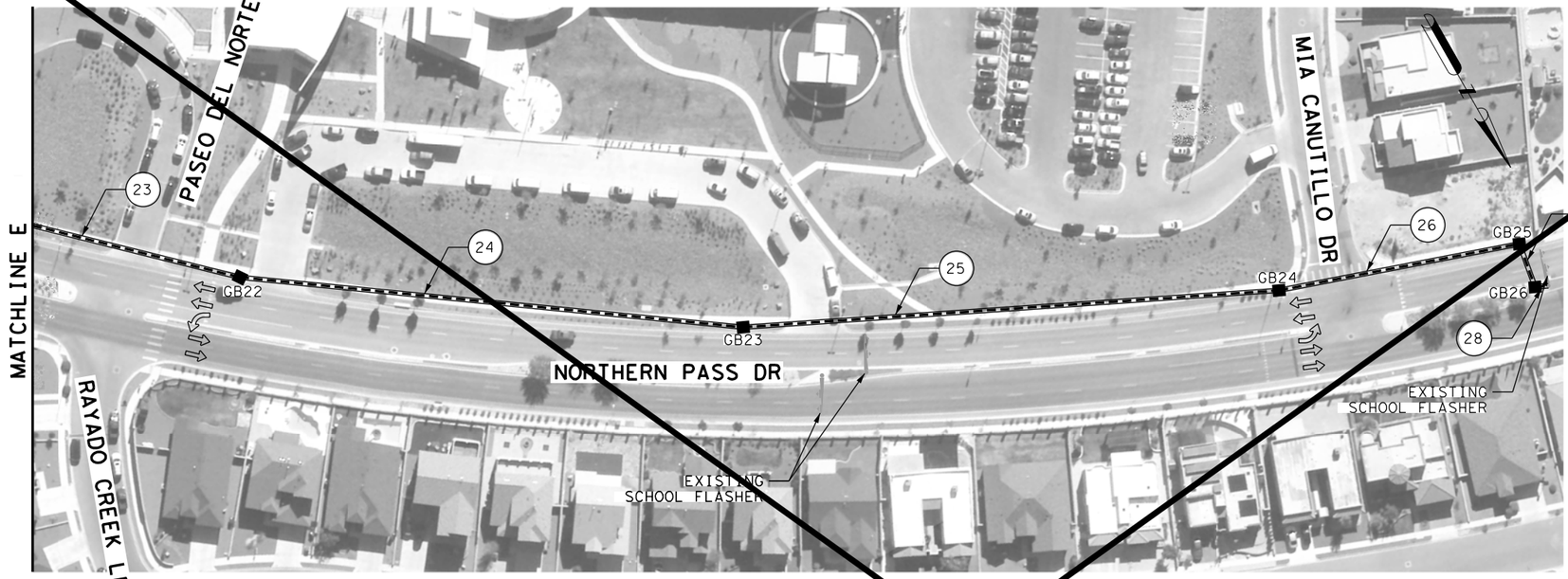
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0 50′ 100′

SCALE: 1" = 100′

## LEGEND

- EXISTING TRAFFIC SIGNAL CONTROLLER
- PROPOSED TRAFFIC SIGNAL CONTROLLER
- PROPOSED ITS GROUND BOX TY 1
- PROPOSED CONDUIT (BORE)
- EXISTING TRAFFIC FLOW

NOTE:

1. ON/OFF OPERATION FOR SHCOOL FLASHERS WILL BE CONTROLLED BY TRAFFIC SIGNAL CABINET SHOWN ON PLANS.

NOT CONSTRUCTED

| CONDUIT AND CONDUCTOR SUMMARY | | | |
|---|---|---|---|
| RUN NO. | LENGTH (FT) | NUMBER OF CONDUCTORS | CONDUIT |
| | | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | BORED PVC SCH 40 (3") |
| 23 | 150 | 1 | 1 |
| 24 | 355 | 1 | 1 |
| 25 | 375 | 1 | 1 |
| 26 | 170 | 1 | 1 |
| 27 | 35 | 1 | 1 |
| 28 | 10 | 1 | 1 |
| TOTAL (FT) | | 1125 | 1095 |

*ALL CONDUCTOR RUNS INCLUDE 5′ OF SLACK

| ITS QUANTITIES | | | |
|---|---|---|---|
| ITEM | DESCRIPTION | UNIT | QTY |
| 158 6005 | SPEC EXCAV WORK (ORIGINAL) | CY | 1 |
| 618 6030 | CONDT (PVC) (SCH 40) (3") (BORE) | LF | 1095 |
| 6004 6054 | ITS COM CBL (UNDRGRND) (19 AWG/12 PR) | LF | 1125 |
| 6186 6001 | ITS GND BOX(PCAST) TY 1 (243636) | EA | 5 |

238752

REFERENCES – BENCHMARKS

FILE:

| BY | REVISIONS | DATE |
|---|---|---|
| LL | Design Not To Be Constructed | 01.16.23 |

ENGINEER'S SEAL

LEONARDO LEDESMA 103621 LICENSED PROFESSIONAL ENGINEER 6/15/2023

SCALE HOR: 1"=100' VER: N/A

| DATE | 6/15/2023 |
|---|---|
| DESIGN BY | CV |
| DRAWN BY | PG |
| CHKD. BY | JL |
| APPD. BY | JL |

PROJECT NAME

INSTALLATION OF TRAFFIC SIGNALS

EPA TX STREET & MAINTENANCE

consor F-12040
1501 N. MESA, STE #200, EL PASO, TX 79902
PHONE: (915) 313-5080

SHEET TITLE

**BASE BID 2-**
PASEO DEL NORTE AT NORTHERN PASS DR INTERCONNECT LAYOUT SHEET 4 OF 4

SHEET

C 59 OF C 13 543

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# EXHIBIT B

# AI-500-085-02
# Field Monitoring Unit

## Overview

The AI-500-085-02 Field Monitoring Unit (FMU) controller provides a cost-effective and easy-to-integrate means of adding priority, preemption, passthrough communication, and video streaming capabilities into traffic cabinets, as well as facilitating remote monitoring of traffic intersection status and health. Built-in, the unit has a high-speed 4G LTE cellular modem, GPS, and 900MHz radio to make priority and preemption easy to configure. The device can remotely switch two (NEMA 5-15) power outlets inside the ITS cabinet and is designed to withstand extreme temperature applications.

The unit comes standard with a built-in 4 port Ethernet switch, multiple digital and analog IO as well as 8 digital outputs for triggering preemption commands to the traffic signal controllers. The unit can also send priority requests directly to the traffic controller, using Ethernet communications.

The unit works in conjunction with the Glance Platform, providing connectivity to the cloud-based utility solution. Glance monitors the unit and connected cabinet components in real-time and sends email or text alerts the moment a fault is detected, with details of the exact fault.

## Features & Benefits

- Low-cost internet connectivity solution
- 19-inch rack mount 1U high
- 4 Port Ethernet switch
- Remotely switchable outlets
- On-demand wireless video streaming
- GPS enabled for self-locating
- Passthrough communications
- Connects to TravelSafely smartphone alerts
- Alarm alerts sent via text or email
- Integrated battery backup for power fail reporting
- Redundant communications supporting both 900MHz radio & Cellular communication




Call us today to get started at 678.830.2170 or email us at sales@appinfoinc.com

# Hardware Specification

| | AI-500-085-02 |
|---|---|
| **Connectivity** | |
| Cell Modem | Yes, 4G LTE |
| Connected Vehicles | Yes, Cellular, C-V2X Ready |
| Ethernet Port | 4 Ethernet Ports |
| GPS | Yes |
| **Industrial I/O** | |
| Digital Outputs | 10 (2 as NO/NC Relay, 8 as 24VDC ground true) |
| Digital Inputs | 8 (4 as 120VAC/12-28VDC selectable, 4 as 12-28VDC |
| Analog Inputs | 8 (4 as 120VAC/12-28VDC selectable, 4 as 12-28VDC |
| **Power** | |
| Outlets | NEMA 5-15 (2x 120V, remotely switchable rated 15 amp total) |
| Power Consumption | 12.5W |
| **Miscellaneous** | |
| Operating Systems | µC/OS-II |
| Manual Preempt Selector | Yes |
| Operating Temperature | -40°C to 80°C |
| Humidity | 5-95% non-condensing |
| Dimensions | 17.5” W x 1.75” H x 7.5” D |
| Input Voltage | 120V AC |
| Real-Time Clock | Yes |
| Flash Disk | Yes |
| Battery Backup | Yes |
| **Applications** | |
| Emergency Vehicle Preemption | Yes |
| Transit Signal Priority | Yes |
| School Bus Priority | Yes |
| Remote Communication | Yes |
| Police Preemption | Yes |
| Snowplow Priority | Yes |




3000 Summit Pl, Suite 150, Alpharetta, GA 30009
678.830.2170 • appinfoinc.com • sales@appinfoinc.com

# Contractor's Proposal

ZTEX CONSTRUCTION INC.

Serving Texas New MexicoArizona Oklahoma
On time and in budget
Minority BusinessVeteran Owned Business and Small Business
1326 Henry Brennan Dr. El Paso, TX 79936
ZTEXConstruction.com • 915-591-6900

**PROJECT**

## Traffic Signal Improvements COEP No.: 2024-0472

**Date** 5/6/2025

| | Cost Proposal for RFP#1- Westowne/Paseo Del and Paseo del Norte/Northern Pass Electrical Service Change | Qty | Unit | Unit Price | Total |
|---|---|---|---|---|---|
| | **Newunit prices to be incorporated into Base Bidd II** | | | | |
| | 628-6151 ELEC SRV TY D 120-240 060 (NS)SS(N)PS(U)(PEDESTAL, TYPE UNDERGROUND) | 1.00 | EA | $ 14,590.00 | **$ 14,590.00** |
| | FURNISH, INSTALL & PROGRAM CELLULAR MODEM | 1.00 | EA | $ 11,601.00 | **$ 11,601.00** |
| | **Revised Quantities provided by the City of El Paso for the new design** | | | | |
| ✓ | 158-60005 SPEC EXCAV WORK (ORIGINAL) | (7.00) | LF | $ 232.40 | **$ (1,626.80)** |
| ✓ | 618-6023 CONDT (PVC) (SCH 40) (2") | 15.00 | LF | $ 24.80 | **$ 372.00** |
| ✓ | 618-6029 CONDT (PVC) (SCH 40) (3") | (10.00) | LF | $ 30.60 | **$ (306.00)** |
| ✓ | 618-6030 CONDT (PVC) (SCH 40) (3") (BORE) | (7,220.00) | LF | $ 37.70 | **$ (272,194.00)** |
| ✓ | 620-6010 ELEC CONDR (NO. 6) INSULATED | 10.00 | LF | $ 3.60 | **$ 36.00** |
| ✓ | 628-6128 EIC SRV TY d 120-240 060 (NS)GS(N)GC(O)(TYPE OVERHEAD) | (1.00) | EA | $ 9,413.00 | **$ (9,413.00)** |
| ✓ | 684-6007 TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | (180.00) | LF | $ 3.80 | **$ (684.00)** |
| ✓ | 684-6010 TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | (240.00) | LF | $ 4.80 | **$ (1,152.00)** |
| ✓ | 684-6012 TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | 10.00 | LF | $ 4.90 | **$ 49.00** |
| ✓ | 684-6017 TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | (20.00) | LF | $ 5.30 | **$ (106.00)** |
| ✓ | 6004-6054 ITS COM CBL (UNDRGRND)(19 AWG/12 PR) | (7,375.00) | LF | $ 10.60 | **$ (78,175.00)** |
| ✓ | 6186-6001 ITS GND BOX (PCAST) TY 1 (243636) | (26.00) | LF | $ 4,471.80 | **$ (116,266.80)** |
| ✓ | 6306-6007 VIVDS CABLING | (20.00) | LF | $ 4.80 | **$ (96.00)** |

**Notes:** **All quantities stated above have been provided by the City of El Paso, will vary from installed quantities and installed quantities will be billed according to the unit price. Requested time does not include material lead time, to be considered once matterial is approved and released into production.**

**TOTAL CHANGE ORDER(S) Excluding TAX on Materials** **$ (453,371.60)**

~~**Additional CONSECUTIVE CALENDAR DAYS (CCDs) Required for Change Order(s)**~~ ~~**TBD +/- 25**~~

See Attached Tri-State Electric Quote dated 05/05/2025

**EXCLUDES ANY WORK NOT SPECIFICALLY MENTIONED HEREIN.**

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# CID ROM Estimate

2024-0472 Traffic Signal Project

CO#1: Incorporate ASIs into the contract - electrical service

Base Bid: 2

Reference: Bid Tabs

## PASEO DEL NORTE AND NORTHERN PASS DR.

### Cellular Modem Credit

| Line | Des | qty | unit | $/UNIT | S-total | |
|---|---|---|---|---|---|---|
| 158-60005 | SPEC EXCAV WORK (ORIGINAL) | -7 | LF | $ 232.40 | $ (1,626.80) | |
| 618-6029 | CONDT (PVC)(SCH 40) (3") | -10 | LF | $ 30.60 | $ (306.00) | |
| 618-6030 | CONDT (PVC)(SCH 40) (3") (BORE) | -7220 | LF | $ 37.70 | $ (272,194.00) | |
| 628-6128 | EIC SRV TY d 120-240 060 (NS)GS(N)GC(O)(TYPE OVERHED) | -1 | EA | $ 9,413.00 | $ (9,413.00) | |
| 684-6007 | TRF SIG CBL (TY A)(12 AWG)(2 CONDR) | -180 | LF | $ 3.80 | $ (684.00) | |
| 684-6010 | TRF SIG CBL (TY A)(12 AWG)(5 CONDR) | -240 | LF | $ 4.80 | $ (1,152.00) | |
| 684-6017 | TRF SIG CBL (TY A)(12 AWG)(12 CONDR) | -20 | LF | $ 5.30 | $ (106.00) | |
| 6004-6054 | ITS COM CBL (UNDRGRND)(19 AWG/12 PR) | -7375 | LF | $ 10.60 | $ (78,175.00) | |
| 6186-6001 | ITS GND BOX (PCAST) TY 1 (243636) | -26 | LF | $ 4,471.80 | $ (116,266.80) | |
| 6306-6007 | VIVIDS CABLING | -20 | LF | $ 4.80 | $ (96.00) | |
| | Cellular modem Installation and material | 1 | EA | $ 12,000.00 | $ 12,000.00 | Estimate from other projects |
| | | | | | $ - | |
| | | | | **Total** | $ (468,019.60) | |

### Electrical Service Cost

| Line | Des | qty | unit | $/UNIT | S-total | |
|---|---|---|---|---|---|---|
| 618-6023 | CONDT (PVC)(SCH 40) (2") | 15 | LF | $ 24.80 | $ 372.00 | |
| 620-6010 | ELEC CONDR (NO. 6) INSULATED | 10 | LF | $ 3.60 | $ 36.00 | |
| 684-6012 | TRF SIG CBL (TY A)(12 AWG)(7 CONDR) | 10 | LF | $ 4.90 | $ 49.00 | |
| | ELEC SRV TY D 120-240 060 (NS)SS(N)PS(U)(PEDESTAL, TYPE UNDERGROUND) | 1 | EA | $ 12,500.00 | $ 12,500.00 | Estimate from other projects |
| | | | | | | |
| | | | | | $ 12,957.00 | |
| | | | | **TOTAL** | **$ 12,957.00** | |

# Purchase Order



## Construction & Engineering

218 N. CAMPBELL
ENGINEERING & CONSTRUCTION
MANAGEMENT DEPT
2ND FLOOR
EL PASO TX 79901
United States

**Dispatch Via Print**

| Purchase Order | Date | Revision |
|---|---|---|
| CEP35-2500000161 | 01-07-2025 | |
| **Payment Terms** | **Freight Terms** | **Ship Via** |
| Net 30 | DEST | |
| **Buyer** | **Phone/ Email** | **Currency** |
| Prieto, Norma | PrietoNX@elpasotexas.gov | USD |

**Supplier:** 1000039945
ZTEX Construction Inc
1326 Henry Brennan Dr
EL PASO TX 79936-6803
United States

**Ship To:** CID
218 N. CAMPBELL
CAPITAL
IMPROVEMENT
DEPARTMENT
2ND FLOOR
EL PASO TX 79901
United States

**Attention:** LOPEZ, NANCY

**Bill To:** 300 N. Campbell
FINANCIAL SERVICES
EL PASO TX 79901
United States

**Tax Exempt?** Y **Tax Exempt ID:** 746000749 **Replenishment Option:** Standard

| Line-Sch | Item/Description | Mfg ID | Quantity | UOM | PO Price | Extended Amt | Due Date |
|---|---|---|---|---|---|---|---|
| 1 - 1 | PASEO DEL NORTE RD AT WEST TOWNE MARKETPLACE ENTRANCE - TRAFFIC SIGNALS IMPROVEMENTS | | 1.00 | AMT | 535417.10 | 535417.10 | 01/07/2025 |
| | | | | | **Schedule Total** | 535417.10 | |
| | Contract ID: 2024-0472 | Version: 1 | Contract Line: 0 | | Release: 1 | Category Line: 0 | |
| | Total Amount: 0.000<br>Total Quantity: 0.00 | Amount Open: 0.000<br>Quantity Open: 0.0000 | | | | | |
| | | | | | **Item Total** | 535417.10 | |
| 2 - 1 | PASEO DEL NORTE AT NORTHERN PASS - TRAFFIC SIGNALS IMPROVEMENTS | | 1.00 | AMT | 925101.40 | 925101.40 | 01/07/2025 |
| | | | | | **Schedule Total** | 925101.40 | |
| | Contract ID: 2024-0472 | Version: 1 | Contract Line: 0 | | Release: 2 | Category Line: 0 | |
| | Total Amount: 0.000<br>Total Quantity: 0.00 | Amount Open: 0.000<br>Quantity Open: 0.0000 | | | | | |
| | | | | | **Item Total** | 925101.40 | |

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**Authorized Signature**

**Purchasing Director**



**Total PO Amount** **2,557,478.40**

NOTE: Unless Reference is made to a specific Contract, this Purchase order is subject to the City of El Paso's standard purchase order terms and conditions. The Terms and Conditions may be viewed on our web site at: https://www.elpasotexas.gov/purchasing/. Please reference Purchase Order on **2500000161** all Invoices, Packing Slips and Correspondence.

**Construction & Engineering**
218 N. CAMPBELL
ENGINEERING & CONSTRUCTION
MANAGEMENT DEPT
2ND FLOOR
EL PASO TX 79901
United States

**Dispatch Via Print**

| Purchase Order | Date | Revision |
|---|---|---|
| CEP35-2500000161 | 01-07-2025 | |
| **Payment Terms** | **Freight Terms** | **Ship Via** |
| Net 30 | DEST | |
| **Buyer** | **Phone/ Email** | **Currency** |
| Prieto, Norma | PrietoNX@elpasotexas.gov | USD |

**Supplier:** 1000039945
ZTEX Construction Inc
1326 Henry Brennan Dr
EL PASO TX 79936-6803
United States

**Ship To:** CID
218 N. CAMPBELL
CAPITAL
IMPROVEMENT
DEPARTMENT
2ND FLOOR
EL PASO TX 79901
United States

**Attention:** LOPEZ, NANCY

**Bill To:** 300 N. Campbell
FINANCIAL SERVICES
EL PASO TX 79901
United States

**Tax Exempt?** Y **Tax Exempt ID:** 746000749 **Replenishment Option:** Standard

| Line-Sch | Item/Description | Mfg ID | Quantity | UOM | PO Price | Extended Amt | Due Date |
|---|---|---|---|---|---|---|---|
| 3 - 1 | FRONTERA AT ROXBURY DRIVE - TRAFFIC SIGNALS IMPROVEMENTS | | 1.00 | AMT | 461450.60 | 461450.60 | 01/07/2025 |
| | | | | | **Schedule Total** | 461450.60 | |
| | Contract ID: 2024-0472 | Version: 1 | Contract Line: 0 | | Release: 3 | Category Line: 0 | |
| | Total Amount: 0.000<br>Total Quantity: 0.00 | | Amount Open: 0.000<br>Quantity Open: 0.0000 | | | | |
| | | | | | **Item Total** | 461450.60 | |
| 4 - 1 | HAWKINS AT WH BURGES - TRAFFIC SIGNALS IMPROVEMENTS | | 1.00 | AMT | 635509.30 | 635509.30 | 01/07/2025 |
| | | | | | **Schedule Total** | 635509.30 | |
| | Contract ID: 2024-0472 | Version: 1 | Contract Line: 0 | | Release: 4 | Category Line: 0 | |
| | Total Amount: 0.000<br>Total Quantity: 0.00 | | Amount Open: 0.000<br>Quantity Open: 0.0000 | | | | |
| | | | | | **Item Total** | 635509.30 | |

IN STRICT ACCORDANCE WITH THE TERMS AND CONDITIONS OF CONTRACT NO. 2024-0472, MOTION DATED 08/13/2024. ALL CONTRACT TERMS APPLY. THIS CONTRACT IS SUBJECT TO RETAINAGE.

PREVAILING WAGE RATES APPLY FOR CONSTRUCTION PROJECTS WITH A VALUE GREATER THAN OR EQUAL TO $2,000.

PURCHASE ORDER REQUESTED BY NANCY LOPEZ, APPROVED BY BRAD THOMPSON.

**NOTICE: By issuing this Purchase Order, the City neither waives nor renounces any or all claims and/or rights that it may have including but not limited to the claims and rights the City may have arising out of or related to any breach of this or any other contract the City may have with this vendor.**

**Authorized Signature**

**Purchasing Director**

**Total PO Amount** **2,557,478.40**

NOTE: Unless Reference is made to a specific Contract, this Purchase order is subject to the City of El Paso's standard purchase order terms and conditions. The Terms and Conditions may be viewed on our web site at: https://www.elpasotexas.gov/purchasing/. Please reference Purchase Order on **2500000161** all Invoices, Packing Slips and Correspondence.

# Purchase Order

## Construction & Engineering

218 N. CAMPBELL
ENGINEERING & CONSTRUCTION
MANAGEMENT DEPT
2ND FLOOR
EL PASO TX 79901
United States

**Dispatch Via Print**

| Purchase Order | Date | Revision |
|---|---|---|
| CEP35-2500000161 | 01-07-2025 | |
| **Payment Terms** | **Freight Terms** | **Ship Via** |
| Net 30 | DEST | |
| **Buyer** | **Phone/ Email** | **Currency** |
| Prieto, Norma | PrietoNX@elpasotexas.gov | USD |

**Supplier:** 1000039945
ZTEX Construction Inc
1326 Henry Brennan Dr
EL PASO TX 79936-6803
United States

**Ship To:** CID
218 N. CAMPBELL
CAPITAL
IMPROVEMENT
DEPARTMENT
2ND FLOOR
EL PASO TX 79901
United States

**Attention:** LOPEZ, NANCY

**Bill To:** 300 N. Campbell
FINANCIAL SERVICES
EL PASO TX 79901
United States

**Tax Exempt?** Y **Tax Exempt ID:** 746000749 **Replenishment Option:** Standard

| Line-Sch | Item/Description | Mfg ID | Quantity | UOM | PO Price | Extended Amt | Due Date |
|---|---|---|---|---|---|---|---|
| | FOR INFORMATION REGARDING THIS PURCHASE ORDER CONTACT ALFREDO CHAVEZ JR. @ 915-212-1820.<br><br>E-MAIL INVOICES TO PAYAPPLICATION@ELPASOTEXAS.GOV.<br><br>THE CITY OF EL PASO IS TAX EXEMPT. TAX ID # 74-6000749. | | | | | | |

**Total PO Amount** 2557478.40

**NOTICE: By issuing this Purchase Order, the City neither waives nor renounces any or all claims and/or rights that it may have including but not limited to the claims and rights the City may have arising out of or related to any breach of this or any other contract the City may have with this vendor.**

**Authorized Signature**

**Purchasing Director**

**Total PO Amount** **2,557,478.40**

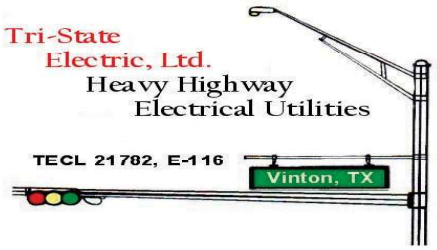
NOTE: Unless Reference is made to a specific Contract, this Purchase order is subject to the City of El Paso's standard purchase order terms and conditions. The Terms and Conditions may be viewed on our web site at: https://www.elpasotexas.gov/purchasing/. Please reference Purchase Order on **2500000161** all Invoices, Packing Slips and Correspondence.

Chartfields Criteria
Account: All values Department: All values Fund: All values Division: All values Program: All values
Project: PCP23D1TSGNLPN7 Grant: All values Budget Period: All values

| Account / Project / Acct Descr | Department / Grant | Fund / Budget Period | Division | Program | Budget | Assoc Revenue | PreEncumbrance | Encumbrance | Expense | Remaining |
|---|---|---|---|---|---|---|---|---|---|---|
| 580160 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| ARCHITECTURE AND DESIGN (CWIP) | | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 580210 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CITY ENGINEERING CHARGES (CWIP | | | | | 11,891.00 | 0.00 | 0.00 | 0.00 | 14,248.41 | -2,357.41 |
| 580220 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CITY ADMIN CHARGES (CWIP) | | | | | 1,948.50 | 0.00 | 0.00 | 0.00 | 0.00 | 1,948.50 |
| 580230 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CITY CONSTRUCT CHARGES (CWIP) | | | | | 15,588.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,588.00 |
| 580235 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CONSTRUCTION MGT (CWIP) | | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 580240 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| TESTING (CWIP) | | | | | 5,000.00 | 0.00 | 0.00 | 8,860.00 | 0.00 | -3,860.00 |
| 580260 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| INSPECTIONS (CWIP) | | | | | 15,588.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15,588.00 |
| 580270 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CONSTRUCTION (CWIP) | | | | | 982,384.41 | 0.00 | 0.00 | 925,101.40 | 416.10 | 56,866.91 |
| 580272 | 190 | 4825 | 29110 | | | | | | | |
| PCP23D1TSGNLPN7 | | ALLYEARS | | | | | | | | |
| CONSTRUCTION CONTINGENCY | | | | | 48,991.35 | 0.00 | 0.00 | 0.00 | 0.00 | 48,991.35 |
| Grand Total : | | | | | 1,081,391.26 | 0.00 | 0.00 | 933,961.40 | 14,664.51 | 132,765.35 |

End of Report

Date Prepared: 5/5/2025
12:07 PM




530 Valley Chile Road • Vinton, Texas 79821
Phone (915) 755-8803 • Fax (915) 755-7276

Project: Construct & Install Underground Services (Type D) & Install Cellular Modem in Response to RFP #2. Solicitation No. 2022-0472 Install Traffic Signals.
Location: Paseo Del Norte Dr & Northern Pass Drive (Base Bid II)
Quoted To: ZTEX Construction, Inc.
Attention: Ezri Navarro
1326 Henry Brennan Drive
El Paso, TX 79936

Original Quote: 1/18/2025
Revised Quote: 5/5/2025
Quote No.: 2433
Telephone: (915) 591-6900
Cell: (915) 493-0003
E-mail: ENavarro@ztexconstruction.com

## CHANGE ORDER REQUEST (REVISED 5/5/2025)

| Line | Description | Qty. | UOM | Cost | Extension |
|---|---|---|---|---|---|
| PROPOSED WORK/CHANGES TO BASE BID II IN RESPONSE TO RFP #2: | | | | | |
| 1 | ORIGINAL CONTRACT PRICE FOR 628-6128 ELC SRV TY D | 1.00 | EA | $8,000.00 | $8,000.00 |
| | 120/240 060 (NS)GS (N)GC(O) (TYPE OVERHEAD) | | | | |
| 2 | MATERIALS ASSOCIATED WITH 628-6128 (PARTIAL CREDIT): | | | | |
| * | PRE-STRESSED 30' GRANITE CONRETE UTILITY POLE | -1.00 | EA | $1,278.00 | ($1,278.00) |
| * | SERVICE ENCLOSURE TYPE D, 60A/2P MAIN BREAKER, | -1.00 | EA | $300.00 | ($300.00) |
| | 50A/1P BRANCH BREAKER, HUB & PADLOCK | | | | |
| * | MISCELLANEOUS ELECT. MATERIALS FOR 2 EACH | -1.00 | LS | $800.48 | ($800.48) |
| | TYPE "O" SERVICES, INCLUDES: | | | | |
| | MILBANK U9551RXL METER ENCLOSURE | | | | |
| | 2" METER SOCKET HUB | | | | |
| | WEATHERHEAD | | | | |
| | 5/8" X 8' GROUND ROD | | | | |
| | 5/8" GROUND ROD CLAMP | | | | |
| | 1-5/8" X 1-5/8" UNI-STRUT, GALVANIZED | | | | |
| | 7/8" X 1-5/8" UNI-STRUT, GALVANIZED | | | | |
| | 2" STRUT STRAP | | | | |
| | #6 BARE SOLID CU CONDUCTOR (GROUND) | | | | |
| | #2 THHN CU CONDUCTORS (INSULATED) | | | | |
| | #6 THHN CU CONDUCTORS (INSULATED) | | | | |
| | 2" GRC CONDUIT | | | | |
| | 2" GRC CONDUIT COUPLINGS | | | | |
| 3 | 628-6151 ELC SRV TY D 120/240 060 (NS)SS(N)PS(U), | | | | |
| | (PEDESTAL, TYPE UNDERGROUND) INCLUDES: | | | | |
| * | CONCRETE FOUNDATION FOR PEDESTAL SERVICE | 1.00 | EA | $1,668.53 | $1,668.53 |
| * | PEDESTAL ELECTRICAL SERVICE PANEL W/ENCLOSED | 1.00 | EA | $6,604.44 | $6,604.44 |
| | METER SOCKET, 60A/2P MAIN BREAKER, 1-50A/1P | | | | |
| | BRANCH BREAKERS, ANCHOR BOLTS & PADLOCKS. | | | | |
| 4 | FURNISH, INSTALL & PROGRAM CELLULAR MODEM | 1.00 | EA | $11,047.92 | $11,047.92 |
| | | | | | |
| | | | | | |

REFER TO SHEET #2 FOR INCLUSIONS AND EXCLUSIONS

# Proposal's Backup Documentation

Date Prepared: 5/5/2025
12:07 PM

**Inclusions:**
1. All labor, materials and equipment required to carry-out the work. This applies only to any items of work in the "**Proposed Work/Changes to Base Bid II**" category (marked in blue).
2. Clean up and proper disposal of spoils when pouring concrete foundation for the proposed pedestal service.
3. Programming of timing settings into signal controller. Timing sheets provided by the City of El Paso.

**Exclusions:** These exclusions only apply to tri-state. ZTEX will provide the items listed as per contract.
1. Traffic control, lane closures or TMA. Provided by ZTEX Construction.
2. Coordination with El Paso Electric for underground service connection.
3. Survey/marking of proposed location of proposed pedestal service.
4. Payment and performance bonds.
5. Coordination with COEP for final acceptance.
6. Permitting or government agency fees of any kind.
7. Removal and restoration of landscaped areas.
8. Engineering and layout.
9. As-Built drawings.

Quote Approved By: Manuel Carreon Jr.
Manuel Carreon Jr. - Director of Operations

Date Submitted: 5/5/2025

# TRI-STATE ELECTRIC LTD.




| | |
|---|---|
| PROJECT: | INSTALL TRAFFIC SIGNALS |
| SOLICITATION: | 2024-0472 |
| HIGHWAY: | PDN/NORTHWESTERN |
| | PDN/WEST TOWN MP |
| COUNTY: | EL PASO |
| TSE JOB NO.: | 2433 |
| QUOTE DATE: | 5/5/2025 |

## COST BREAKDOWN TYPE O MISC. MATERIALS

DESCRIPTION OF ACTIVITIES: MISCELLANOUES MATERIALS TYPE O SERVICE (CREDIT)

| DESCRIPTION | QTY | UNIT | MATERIAL | |
|---|---|---|---|---|
| | | | UNIT | EXTENSION |
| 2-GRC GALV RIGID CONDUIT | 22.00 | LF | $ 8.92 | $ 196.24 |
| THHN-2 BLK-19STR CU CONDR. | 72.00 | LF | $ 1.73 | $ 124.56 |
| U9551-RXL MILBANK 200A METER | 1.00 | EA | $ 240.40 | $ 240.40 |
| SOCKET | | | | |
| A7517 MILBANK 2-INCH HUB | 1.00 | EA | $ 8.46 | $ 8.46 |
| 5/8" X 8' GROUND ROD | 1.00 | EA | $ 18.26 | $ 18.26 |
| 5/8" GROUND ROD CLAMP (GRC58) | 1.00 | EA | $ 2.95 | $ 2.95 |
| BARE -SOLID-6-SOL CU CONDR. | 12.00 | LF | $ 0.60 | $ 7.20 |
| 1-5/8" X 1-5/8" UNISTRUT GALV. | 2.50 | LF | $ 3.23 | $ 8.08 |
| 7/8" X 1-5/8" UNISTRUT GALV. | 5.00 | LF | $ 1.15 | $ 5.75 |
| 2-INCH GRC COUPLING | 1.00 | EA | $ 8.99 | $ 8.99 |
| 2-INCH HDG STRUT STRAP | 5.00 | EA | $ 1.50 | $ 7.50 |
| WEATHERHEAD | 1.00 | EA | $ 12.00 | $ 12.00 |
| | | | MATERIAL SUBTOTAL | $ 640.39 |

| | | | |
|---|---|---|---|
| MATERIAL SUBTOTAL | | | $ 640.39 |
| COMPENSATION (25%) | 0.25 | % | $ 160.10 |

MISC. MATERIAL TOTAL (PER EACH TYPE O SERVICE) $ 800.48

# TRI-STATE ELECTRIC LTD.




| | |
|---|---|
| PROJECT: | INSTALL TRAFFIC SIGNALS |
| SOLICITATION: | 2024-0472 |
| HIGHWAY: | PDN/NORTHWESTERN |
| | PDN/WEST TOWN MP |
| COUNTY: | EL PASO |
| TSE JOB NO.: | 2433 |
| QUOTE DATE: | 5/5/2025 |

## COST BREAKDOWN

DESCRIPTION OF ACTIVITIES: CONSTRUCT (FORM & POUR) CONCRETE FOUNDATIONS FOR UNDERGROUND SERVICE - PRICE PER EACH

| DESCRIPTION | QTY | UNIT | MATERIAL | |
|---|---|---|---|---|
| | | | UNIT | EXTENSION |
| Concrete Class C (Jobe Materials) | 1.00 | CY | $ 518.50 | $ 518.50 |
| Plywood | 2.00 | EA | $ 42.50 | $ 85.00 |
| #4 Rebar | 50.00 | LF | $ 0.75 | $ 37.50 |
| Tie Wire | 2.00 | EA | $ 2.68 | $ 5.37 |
| | | | MATERIAL SUBTOTAL | $ 646.37 |

| | | | |
|---|---|---|---|
| MATERIAL SUBTOTAL | | | $ 646.37 |
| COMPENSATION (25%) | 0.25 | % | $ 161.59 |

MATERIAL TOTAL $ 807.96

| LABOR | HOURS | RATE | EXT |
|---|---|---|---|
| Cesar Irigoyen #23 | 9.00 | $ 24.00 | $ 216.00 |
| Juan Torres #965 | 9.00 | $ 19.00 | $ 171.00 |
| Juan M Martinez #291 | 9.00 | $ 21.75 | $ 195.75 |
| LABOR BURDEN (55%) | 0.55 | % | $ 320.51 |
| COMPENSATION (25%) | 0.25 | % | $ 145.69 |

LABOR TOTAL $ 1,048.95

| EQUIPMENT | HRS | RATE | EXT |
|---|---|---|---|
| U-49 2000 Peterbilt 385 Dump Truck | 9.00 | $ 57.04 | $ 513.36 |
| TR-130 2008 Kaufman Trailer | 9.00 | $ 4.77 | $ 42.93 |
| EXC-17 2018 Deere 35G Compact Excavator | 9.00 | $ 23.94 | $ 215.46 |
| T-232 2008 Ford F-250 4x4 Utl Bed | 9.00 | $ 16.33 | $ 146.97 |
| T-153 2000 Freightliner FL70 Utl Truck. | 9.00 | $ 40.93 | $ 368.37 |
| COMPENSATION (15%) | 0.15 | % | $ 193.06 |

EQUIPMENT TOTAL $ 1,480.15

| | |
|---|---|
| GRAND TOTAL (2 EACH FOUNDATIONS) | $ 3,337.06 |
| PRICE PER FOUNDATION | $ 1,668.53 |

# TRI-STATE ELECTRIC LTD.




| | |
|---|---|
| PROJECT: | INSTALL TRAFFIC SIGNALS |
| CONTROL: | 2024-0472 |
| HIGHWAY: | PDN/NORTHWESTERN |
| | PDN/WEST TOWN MP |
| COUNTY: | EL PASO |
| TSE JOB NO.: | 2433 |
| QUOTE DATE: | 5/5/2025 |

## COST BREAKDOWN

DESCRIPTION OF ACTIVITIES: FURNISH & INSTALL PEDESTAL SERVICE PANEL & MAKE ELECTRICAL CONNECTIONS - PRICE PER EACH

| DESCRIPTION | QTY | UNIT | MATERIAL | |
|---|---|---|---|---|
| | | | UNIT | EXTENSION |
| Pedestal electrical service panel w/ enclosed | 1.00 | EA | $ 4,100.00 | $ 4,100.00 |
| meter socket, 60A/2P main breaker, 1-50A/1P | | | | |
| branch breakers, anchor bolts and padlocks. | | | | |
| 11oz Silicone I | 1.00 | EA | $ 4.50 | $ 4.50 |
| #6 Bare Solid CU Conductor | 15.00 | EA | $ 0.60 | $ 9.00 |
| 5/8" x 10' Ground Rod | 1.00 | EA | $ 18.26 | $ 18.26 |
| 5/8" Ground Rod Clamp | 1.00 | EA | $ 2.95 | $ 2.95 |
| | | | MATERIAL SUBTOTAL | $ 4,134.71 |

| | | | |
|---|---|---|---|
| MATERIAL SUBTOTAL | | | $ 4,134.71 |
| COMPENSATION (25%) | 0.25 | % | $ 1,033.68 |

MATERIAL TOTAL $ 5,168.39

| LABOR | HOURS | RATE | EXT |
|---|---|---|---|
| Norberto Martinez (#297) | 8.00 | $ 26.50 | $ 212.00 |
| Luis Castañon (#584) | 8.00 | $ 27.00 | $ 216.00 |
| Jonatan Garcia (#746) | 8.00 | $ 18.00 | $ 144.00 |
| LABOR BURDEN (55%) | 0.55 | % | $ 314.60 |
| COMPENSATION (25%) | 0.25 | % | $ 143.00 |

LABOR TOTAL $ 1,029.60

| EQUIPMENT | HRS | RATE | EXT |
|---|---|---|---|
| T-98 2006 Ford F-350 Utl. Truck | 8.00 | $ 21.93 | $ 175.44 |
| T-171 2004 Ford F-350 Stake Bed | 8.00 | $ 22.25 | $ 178.00 |
| COMPENSATION (15%) | 0.15 | % | $ 53.02 |

EQUIPMENT TOTAL $ 406.46

TOTAL EACH PEDESTAL SERVICE PANEL $ 6,604.44

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

## PEDESTAL SERVICE NOTES

1. Manufacture pedestal electrical services in accordance with Departmental Material Specifications (DMS)11080 "Electrical Services", 11085 "Electrical Services-Pedestal (PS)" and Item 628 "Electrical Services. "Provide pedestal electrical services as listed on the Material Producers list (MPL) on the Department's web site under "Roadway Illumination and Electrical Supplies," Item 628. Ensure all mounting hardware and installation details of services meet utility company specifications. Contact the local utility company for approval of pedestal details prior to installing the electrical pedestal service. Submit any changes required by the utility company prior to manufacturing the pedestal enclosure.

2. When a meter socket is required, provide a socket with a minimum 100 amp rating that complies with local utility requirements.

3. Provide Class A or C concrete for pedestal service foundations in accordance with Item 420, "Concrete Substructures," except that concrete will not be paid for directly but is considered subsidiary to Item 628.

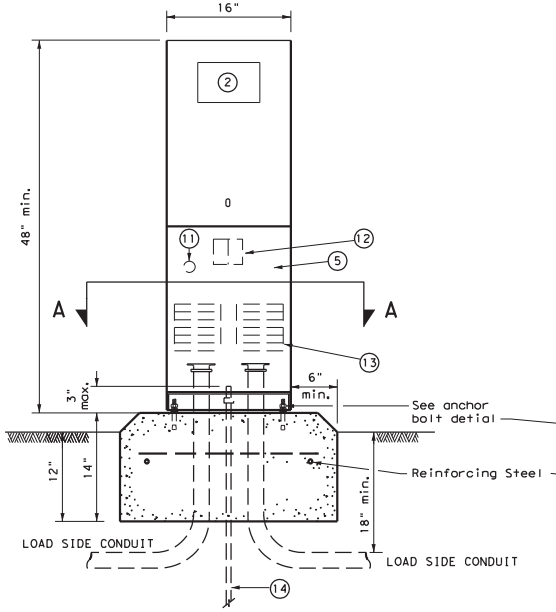
4. Provide #4 reinforcing steel for foundations in accordance with Item 440, "Reinforcement for Concrete."

5. Install ½ in. X 2 $^{1}/_{16}$ in. minimum length concrete single expansion type anchors for mounting pedestal enclosure to foundation. Anchor location to match mounting holes in each corner of enclosure. Secure each of the four corners of the pedestal enclosure to the anchors in the foundation with a ½ in. galvanized or stainless steel machine thread bolt, a properly sized locknut and a flat washer.

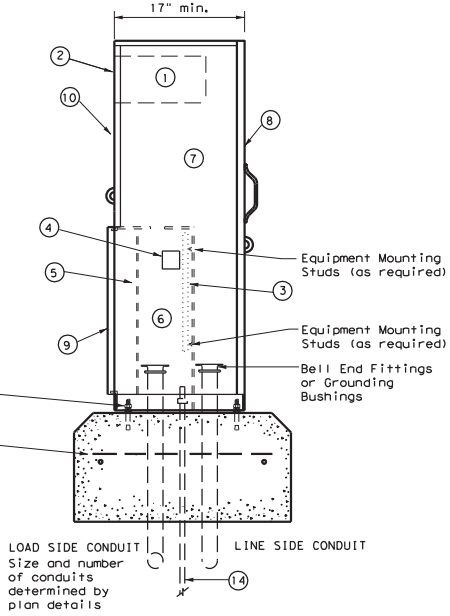
6. Finish top of concrete foundation in a neat and workmanlike manner. If leveling washers are used, ensure no more than $^{1}/_{8}$ in. gap at any corner. Do not exceed a maximum dip or rise in the foundation of $^{1}/_{8}$ in. per foot. When properly installed, ensure the top of the service enclosure is level front to back and side to side within $^{1}/_{4}$ in. Repair rocking or movement of the service enclosure at no additional cost to the department.

7. Do not use liquidtight flexible metal conduit (LFMC) on pedestal type services.

8. Ensure all elbows in the foundation are sized as per utility provider's conduit requirements for underground conduit and feeders. PVC extensions may be installed provided the ends of the rigid metal conduits are more than 2 in. below the top of the concrete foundation. Where extension conduits are metal, grounding bushings must be installed with a bonding jumper properly terminated.

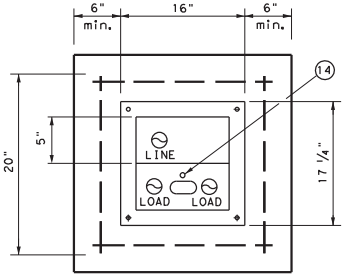



FRONT VIEW

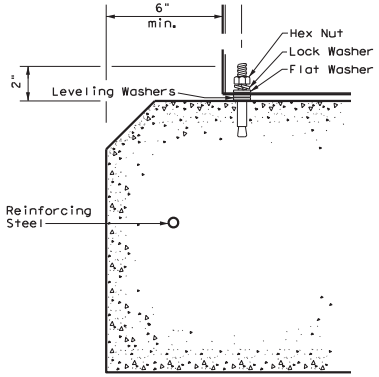



SIDE VIEW

TYPE C shown, TYPE A similar except that TYPE A shall have individual circuit breakers (CB) mounted on an equipment mounting panel. CB Handles shall protrude through hinged deadfront trim.




SECTION A-A




ANCHOR BOLT DETAIL

| LEGEND | |
|---|---|
| 1 | Meter Socket, (when required) |
| 2 | Meter Socket Window, (when required) |
| 3 | Equipment Mounting Panel |
| 4 | Photo Electric Control Window, (When required) |
| 5 | Hinged Deadfront Trim |
| 6 | Load Side Conduit Trim |
| 7 | Line Side Conduit Area |
| 8 | Utility Access Door, with handle |
| 9 | Pedestal Door |
| 10 | Hinged Meter Access |
| 11 | Control Station (H-O-A Switch) |
| 12 | Main Disconnect |
| 13 | Branch Circuit Breakers |
| 14 | Copper Clad Ground Rod - 5/8" X 10' |

Texas Department of Transportation

Traffic Operations Division Standard

# ELECTRICAL DETAILS
# ELECTRICAL SERVICE SUPPORT
# PEDESTAL SERVICE TYPE PS

# ED(9)-14

| FILE: ed9-14.dgn | DN: TxDOT | CK: TxDOT | DW: TxDOT | CK: TxDOT |
|---|---|---|---|---|
| ©TxDOT October 2014 | CONT | SECT | JOB | HIGHWAY |
| REVISIONS | | | | |
| | DIST | COUNTY | | SHEET NO. |

71J

Proposal's Backup Documentation

# Proposal's Backup Documentation

1150 Southview Drive, El Paso, TX 79928
915-298-9900
www.jobematerials.com

| | | | |
|---|---|---|---|
| **To:** | TRI-STATE ELECTRIC LTD | **Contact:** | Alex Motta |
| **Address:** | 530 VALLEY CHILE ROAD | **Phone:** | 915-726-4177 |
| | VINTON, TX 79821 | **Fax:** | |
| **Project Name:** | COEP – Traffic Signal Improvements Re-Bid | **Bid Number:** | |
| **Project Location:** | Paseo Del Norte / Frontera Rd. / Hawkins Blvd., El Paso, TX | **Bid Date:** | 4/24/2024 |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|---|---|---|---|---|---|
| 01 | TXDOT 2014 Concrete Class A<br>Price Good Thru December 31, 2024<br>Pricing After Dec. 31, 2024 Will Be Quoted Upon Request<br>* | 135.00 | CY | $140.00 | $18,900.00 |
| 02 | TXDOT 2014 Concrete Class B<br>Price Good Thru December 31, 2024<br>Pricing After Dec. 31, 2024 Will Be Quoted Upon Request<br>* | 5.00 | CY | $135.50 | $677.50 |
| 03 | TXDOT 2014 Concrete Class C (Drilled Shafts)<br>Price Good Thru December 31, 2024<br>Pricing After Dec. 31, 2024 Will Be Quoted Upon Request<br>* | 45.00 | CY | $153.50 | $6,907.50 |
| 04 | 2-Sack Backfill<br>Price Good Thru December 31, 2024<br>Pricing After Dec. 31, 2024 Will Be Quoted Upon Request<br>* | 1.00 | CY | $128.00 | $128.00 |
| 05 | TXDOT 2014 Item 132-6001 Embankment Type A<br>20 Ton Min Loads Will Apply<br>Price Good Thru December 31, 2024<br>Pricing After Dec. 31, 2024 Will Be Quoted Upon Request<br>* | 175.00 | TON | $15.59 | $2,728.25 |
| 06 | HMAC – TXDOT 2014 Type B<br>W/ PG 70-22 Oil Or As Modified With RAP<br>Base Price Good Thru April 30, 2024<br>Floating Details Will Apply Per Terms & Conditions<br>Asphalt Oil Adjustment Procedures Below<br>20 Ton Min Loads Will Apply<br>**The Acceptance Of Our HMAC Will Be At Our Asphalt Plant:** | 105.00 | TON | $84.00 | $8,820.00 |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|---|---|---|---|---|---|
| | **Because Of The Variability Of Test Results When Samples Are Taken From The Mat Behind The Paving Machine, Jobe Materials Will Not Accept Any Price Reductions For Test Assessed In This Manner. The Degree In Variability Is Related To The Paving Operation And How Uniform The Mix Is Being Distributed By The Paver Which We Have No Control Over.** | | | | |
| | * | | | | |
| 07 | HMAC – TXDOT 2014 Type C – Picked Up W/ PG 70-22 Oil Or As Modified With RAP | 4.00 | TON | $84.00 | $336.00 |
| | Add: $200.00/Load For Delivery Fee | | | | |
| | Base Price Good Thru April 30, 2024 | | | | |
| | Floating Details Will Apply Per Terms & Conditions Asphalt Oil Adjustment Procedures Below | | | | |
| | 20 Ton Min Loads Will Apply | | | | |
| | **The Acceptance Of Our HMAC Will Be At Our Asphalt Plant:** | | | | |
| | **Because Of The Variability Of Test Results When Samples Are Taken From The Mat Behind The Paving Machine, Jobe Materials Will Not Accept Any Price Reductions For Test Assessed In This Manner. The Degree In Variability Is Related To The Paving Operation And How Uniform The Mix Is Being Distributed By The Paver Which We Have No Control Over.** | | | | |
| | * | | | | |

**Total Bid Price: $38,497.25**

**Notes:**

- HMAC Incidental Items

  Bonus & Penalty

  Buyer and Seller agree to equally share any bonus or penalty on asphalt production and placement however, any bonus or penalty for ride quality will be the Buyers responsiblity. Jobe Materials L.P. will supply a laboratory for QC & QA testing (TXDOT) and profile machine for Type B roadway testing.
  *
- Concrete Incidental Items

  *** Any Integral Color to Be Added In Concrete Pricing Will Be Provided Upon Selection of Architect ***

  Note: For Items above that require straight cement there will be an added charge of $4.00 / CY

  Add: For 3/4" Aggregate In Concrete (Unless Specified Above) ADD: $2.00 / CY

  Add: For Super plasticizer In Concrete ADD: $6.00 / CY

  Add: For Concrete Cooling / Heating Temperature Control Quoted Upon Request
  (cost is not inclusive of unit prices)

  A $350.00 Per Load Haul Charge Will Apply To Orders from 1 CY–21/2 CY and $250.00 To Orders from 3 CY–41/2 CY.
  30 Minute Free Unloading Time. Thereafter $2.00 Per Minute Waiting Time Will Apply.
  *

- Environmental & Fuel Surcharge

| | |
|---|---|
| Add: For Environmental Impact Fee | Add: $10.00 / Load<br>For Ready-Mixed Concrete Trucks<br>or Any Material Trucks |
| Add: Fuel Surcharge Per Load | See Exhibit A Attached<br>For Ready-Mixed Concrete Trucks<br>or Any Material Trucks |

*

- **For any and all claims brought against Jobe in relation to, or arising out of this Proposal, the total liability of Jobe shall not exceed and is limited to the purchase price of the materials sold by Jobe to Customer.**

*

- These Prices will Remain Valid as noted above.
*
- Jobe's quote is a package offer. The prices quoted in this offer are contingent upon Jobe Materials, L.P. receiving all items. If an item is deleted or the Contractor chooses not to use Jobe Materials, L.P. on certain items, then the prices are subject to change.
*
- Unless otherwise stated, the quoted prices are subject to normal daytime work only. Nighttime work, Sundays, and holidays will be quoted on request.
*
- Quantities are not guaranteed and should not be used for estimating purposes.
*
- Sales are subject to Jobe Materials, L.P.'s approval of customers' credit. No sales, use, gross receipts taxes, or any other taxes are included in our prices.
*
- All aggregate materials are quoted delivered in belly dumps unless otherwise stated. A $3.00 extra fee per ton will be charged for delivery in Super 18s and end dumps.
*
- There is a 20-ton minimum load requirement on all aggregate material orders. Less than 20-ton per load deliveries will be quoted upon special request.
*
- Because of the volatility in the Cement, Fly-Ash, Oil and Steel markets, and in order for Jobe to secure its prices for key materials, the prices in Jobe's quote are subject to change unless Jobe receives a signed letter of intent from the Contractor that it will accept Jobe's complete bid not later than seven (7) days after the Bid Date. The commitment to purchase from us is subject to the award of the contract to the Contactor by the Owner of the Project.
*
- For Asphalt Oil Adjustment: Our price is subject to an oil adjustment for PG64-22 as explained below:
We will calculate the difference in the cost of oil on bid day verses the price of oil on production day.
For Example:
Bid day April 2024 price of PG 64-22 oil is $650.00 per ton. Production day price is $750.00 per ton. The difference is $100.00 per ton. Most mix designs have about 5% oil, so the increase would be $5.00 per ton of hot mix. Conversely, if the price of oil went down to $550.00 per ton, the price of hot mix would go down $5.00 per ton based on a bid day price of oil of $650.00 per ton.
*
- Jobe is applying a Fuel Surcharge to all loads of concrete, asphalt, and aggregate delivered to its customers. Jobe's Fuel Surcharge terms are attached hereto as Exhibit "A," and incorporated herein.
*
- To maintain a safe work environment for all persons at the job site, Jobe Materials, L.P. ("Jobe") reserves the right to refuse delivery of its products if any Jobe employee onsite observes that the access roads provided are unsafe in any way.
*
- Jobe is required to comply with "Hours of Service of Drivers" and the regulations set forth in "49 CFR Part 395," which limit drivers' work hours per day and within a seven (7) day period. Jobe shall not be expected to operate any facility for hours per day or per week in excess of those permitted for the drivers servicing such facility under 49 CFR Part 395 or that would cause the driver serving such facility to be in violation of 49 CFR Part 395. Jobe shall have the right to terminate any production from a facility at any appropriate hour or time on any day so that its drivers serving such facility will remain in compliance with 49 CFR Part 395. Jobe will inform the Contractor's representative at least two (2) hours in advance of any anticipated shutdown because of lack of driver hours on any specific day.
*
- Contractor will be responsible for building and maintaining any access roads needed to enter and exit project to accommodate at least 25 mph traffic. Contractor will be responsible for maintaining all traffic control measures needed to enter and exit Project. Contractor will be responsible for all dust control on the Project.
*
- Contractor is responsible for providing and maintaining a washout area for all concrete no further than 1/4 mile from where concrete is being poured.
*
- If any governmental entity or private entity controlling a required access requires any upgrade, construction, improvements, repairs, maintenance, or upkeep of any governmental entity or private entity roadway or a right of way that is being negatively impacted by the heavy construction traffic for the Project (including Jobe's trucks in that construction traffic), it shall be Contractor's responsibility and obligation to resolve, at its expense, any obligation for road or right-of-way upgrade, construction, improvements, repairs, maintenance, or upkeep required by any governmental entity or private entity for use of a governmental entity or private entity roadway or right of way as a result of the heavy construction traffic for the Project.
*

- PROJECT AND DELIVERY SCHEDULE – Contractor shall provide to Jobe its schedule for this project reflecting when it anticipates the delivery of materials from Jobe to Contractor and will keep Jobe informed of any changes or adjustments to such schedule as the work progresses. Concrete pours and aggregate material deliveries must be coordinated 3-4 days in advance. Similarly, Jobe shall keep Contractor informed as to whether Jobe can comply with Contractor's schedule based upon supply chain issues and market conditions.
  *
- **FORCE MAJEURE** - Jobe cannot guarantee performance of its contractual obligations or delivery of products if its operations are affected or restricted in the future by unforeseeable causes, including but not limited to: COVID-19 or a similar national pandemic, elements of nature or Acts of God, fire, flood, earthquake, acts of war, terrorism, riots, strikes, work stoppages, and government restrictions or government actions. In the event that such an unforeseeable cause occurs, Jobe may request a time extension to deliver its products to Contractor. If the time extension is denied, Contractor may seek to acquire the products covered by this quote from another party. However, if Jobe is unable to deliver its products due to an unforeseeable cause, Jobe shall not be liable to Contractor for any damages as a result of such failure.
  *
- SUPPLY CHAIN AND MARKET CONDITIONS - Jobe cannot guarantee performance of its contractual obligations or delivery of materials if its operations are affected, limited, or restricted by supply chain shortages and/or market conditions. Jobe will make reasonable efforts to procure components and ingredients required for the production of Jobe's products covered by this quote. In the event that, despite reasonable efforts, Jobe is unable to acquire components and ingredients necessary for its products, Jobe may request a time extension to deliver its products to Contractor. If the time extension is denied, Contractor may seek to acquire the products covered by this quote from another party. However, if, despite reasonable efforts, Jobe is unable to acquire components and ingredients necessary for production of its products, Jobe shall not be liable to Contractor for any damages as a result of such failure.
  *
- HEATING AND COOLING EXPLANATION FOR CONCRETE - Jobe will provide chilled water and/or heated water to help meet temperature specifications. When concrete needs to be cooled to meet temperature specifications, chilled water is used first, and in most cases that will suffice. However, Jobe cannot guarantee that only using use chilled water in the production of ready-mix concrete will make the concrete meet temperature specifications. In instances when the Contractor needs to place concrete in extremely hot ambient temperatures or has a mass placement of very low temperature specification, liquid nitrogen would be necessary. Liquid nitrogen should assure required concrete placement temperature. In Jobe's experience when liquid nitrogen is used it is economically advantageous to combine nitrogen use with chilled water. Chilling water when liquid nitrogen is needed reduces the quantity of liquid nitrogen required.
  When concrete needs to be heated in order to meet temperature specifications Jobe will use heated water with direct fired water heaters at its batch plant. In most cases heated water will allow the concrete to meet temperature specifications in our climate when the ambient temperature is 40 degrees and rising and the weather has not been extremely cold the previous day. Jobe cannot guarantee concrete supplied will meet specifications with heated water alone. If the Contractor is required to pour concrete when the ambient temperature is very cold and the Contractor chooses to tent or otherwise heat the placement area, heated water may not be enough and the aggregates would have to be steamed. Jobe has not had an occasion in our climate where steamed aggregates and hot water did not meet the minimum temperature specifications.
  If Nitrogen is necessary, Jobe will provide the equipment and man power necessary. The Contractor will pay for any Nitrogen used including initial tank filling at Jobe's cost, plus 30%. Additionally, Jobe will charge $7.00 per cubic yard for injecting the nitrogen. Generally, for mass placement requiring 75° concrete, Jobe has used 12-15 gallons per cubic yard in moderate temperature. For 85° concrete in summer, Jobe generally uses 8-12 gallons per cubic yard. If steamed aggregate is needed, Jobe will charge $5,000.00 to set up a steam generator and $750.00 per day to run the steam generator.
  *
- **PAYMENT TERMS -** Payment in full of all invoices for goods, materials, products, and/or services delivered during a calendar month shall be due and payable to Jobe on or before the 10th day of the month prox. (For example, if goods and materials are invoiced in a specific calendar month, then payment for such goods and materials shall be due and payable in full on or before the 10th day of the succeeding calendar month.) There shall be no retainage withheld on any payment due from Contractor to Jobe pursuant to the terms hereof. There shall be no cash discount periods applied to any invoices.
  *
- Nothing herein shall be construed as a waiver or prohibition of Jobe making a claim against any payment bond for this Project or otherwise giving notice under any appropriate or applicable bond statute for past due months.
  *
- UNIT PRICE CONTROLS AND PREVAILS - The Unit Prices quoted in Jobe's Price Quote control and prevail over any Estimated Totals provided within the Price Quote. The Estimated Totals provided are non-binding, are included within the Price Quote solely for informational purposes for the Contractor, and are subject to change due to increases and/or decreases of the quantities of Jobe's products required by the Contractor. The Unit Prices are subject to change as indicated in the Price Quote.
  *

- EXHIBIT A

FUEL SURCHARGE

FOR BIDS LETTING AFTER APRIL 25, 2022

Due to the recent rise and volatility in fuel prices, for all Bid Price Quotes made on or after April 25, 2022, Jobe Materials, L.P. ("Jobe") will apply a fuel surcharge (the "Fuel Surcharge") to all loads of concrete, asphalt, and aggregate delivered to its customers. This surcharge is necessary for Jobe to continue to provide its products and services regardless of the price of fuel.

The Fuel Surcharge amount will be determined on a monthly basis. The Fuel surcharge amount to be charged to all loads delivered by Jobe in a calendar month will be based on the average price for a gallon of diesel in the preceding month (the "Average Diesel Price"), in the Rocky Mountain Region, as issued by the United States Department of Energy, Energy Information Administration (EIA). ( https://www.eia.gov/dnav/pet/pet_pri_gnd_dcus_r40_m.htm). The table below details the Fuel Surcharge amount that will be applied to each load of concrete, asphalt, and aggregate delivered based upon the Average Diesel Price in the preceding month.

AVERAGE PRICE PER GALLON OF DIESEL IN THE PRECEDING MONTH ($USD) AMOUNT OF FUEL SURCHARGE PER LOAD ($USD)
$4.41-$4.60=$5.00
$4.61-$4.80=$10.00
$4.81-$5.00=$15.00
$5.01-$5.20=$20.00
$5.21-$5.40=$25.00
$5.41-$5.60=$30.00
$5.61-$5.80=$35.00
$5.81-$6.00=$40.00
$6.01-$6.20=$45.00
$6.21-$6.40=$50.00
$6.41-$6.60=$55.00
$6.61-$6.80=$60.00
$6.81-$7.00=$65.00

As an example, the EIA website states that the Average Diesel Price in the month of March, 2022, was $4.86 per gallon. Thus, the amount of Fuel Surcharge per load for all loads delivered to the project during the month of April, 2022, would have been $15.00. As a second example, if the EIA website states that the Average Diesel Price in the month of July, 2022, is $5.30 per gallon, then all loads delivered to the project in August, 2022 will have a Fuel Surcharge of $25.00 per load. Conversely, if the EIA website states that the Average Diesel Price in the month of July, 2022 is $4.30 per gallon, then there will be no Fuel Surcharge to all loads delivered to the project in August, 2022.

To be clear, there will never be a negative Fuel Surcharge. The Fuel Surcharge for each load delivered will be shown on each invoice.
Jobe reserves the right to modify its Fuel Surcharge rates at any time, on an as-needed basis. Should Jobe elect to modify its Fuel Surcharge rates, it will notify its customers of any changes it makes.

The Fuel Surcharge policies described herein are fully incorporated into, and made a part of, Jobe's Bid Price Quote(s) and its Terms and Conditions.
*

| | |
|---|---|
| **ACCEPTED:**<br>The above prices, specifications and conditions are satisfactory and hereby accepted.<br>**Buyer:** _____<br>**Signature:** _____<br>**Date of Acceptance:** _____ | **CONFIRMED:**<br>**Jobe Materials**<br>**Authorized Signature:** _____<br>**Estimator:** Raul Paredes<br>915-298-9924 raul@jobeco.com |

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

15498-2433

**Purchase Order No.:** 15498-2433

**Date:** 9/23/2024

**Job No.** 2433

**Control No:** Traffic Signal Improvements

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** WE Manufacturing & Controls, Inc.
8131 Lockheed
Houston TX 77061-
(832) 706-1866 (832) 706-1830
Trevor Mitchell
tmitchell@wemanufacturing.com

**No Sales Tax** 1-743022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Freight Allowed | Dave Fuller | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 628-2060-001 | | 4.00 | Electric Service Enclosure D 120/240 060(NS)GS(N)GC(0) 60/2P | EA | 300.0000 | 1,200.00 |

Original Type O Services

| | |
|---|---|
| **Sub Total** | 1,200.00 |
| **Tax** | 0.00 |
| **Total** | 1,200.00 |

**Approved by:** _____

**Date Sent:** _____

Quote # 24940

MANUFACTURING & CONTROLS
8131 Lockheed Avenue
Houston, Texas 77061
Phone: 832-706-1866
www.we-mfg.com

# Quotation

Date 04/11/24
Quotation # 24940

*Quotation valid until:* 05/11/24
*Prepared by:* Trevor Mitchell

Quoted to:
**Tri State Electric**
530 Valley Chili Rd
Vinton, Tx 79821

Attn: Alex Motta

| Item Code | Description | Unit Price | Qty. | Amount |
|---|---|---|---|---|
| | City of El Paso 2024-0472 Traffic Signal Improvements | | | |
| *** | TY D 120/240 060(NS)GS(N)GC(O) electrical service panel with 60A/2P | $300.00 | 4 | $1,200.00 |
| | main breaker, 50A/1P branch breaker, hub, and padlock | | | |
| | | | | |
| | ORIGINAL SERVICES AS PER PLAN | | | |
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**Orders placed hold for release subject to price adjustment at time of release**

**SHIPMENT: 6 TO 8 WEEKS A.R.O.**

**FOB Shipping Point with freight prepaid and allowed**

**TOTAL** $1,200.00

All material remains the property of W E Manufacturing until paid in full
If you have any questions concerning this quotation, contact Trevor Mitchell 832-706-1823

**THANK YOU FOR YOUR BUSINESS!**

MANUFACTURING & CONTROLS
8131 Lockheed Avenue
Houston, Texas 77061
Phone: 832-706-1866
www.we-mfg.com

# Quotation

Date 12/19/24
Quotation # 24940-R1

*Quotation valid until:* 01/18/25
*Prepared by:* Trevor Mitchell

Quoted to:
**Tri State Electric**
530 Valley Chili Rd
Vinton, Tx 79821

Attn: Alex Motta

| Item Code | Description | Unit Price | Qty. | Amount |
|---|---|---|---|---|
| | City of El Paso 2024-0472 Traffic Signal Improvements | | | |
| *** | TY D 120/240 060(NS)GS(N)GC(O) electrical service panel with 60A/2P | $300.00 | 2 | $600.00 |
| | main breaker, 50A/1P branch breaker, hub, and padlock | | | |
| *** | TY D 120/240 060(NS)SS(N)PS(U) TxDOT/UL approved pedestal | $4,100.00 | 2 | $8,200.00 |
| | electrical service panel with enclosed meter socket, 60A/2P main | | | |
| | breaker, 1- 50A/1P branch breakers, anchor bolts, and | | | |
| | padlocks | | | |
| | | | | |
| | ADDED SERVICES | | | |
| | | | | |
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**Orders placed hold for release subject to price adjustment at time of release**

**SHIPMENT: 6 TO 8 WEEKS A.R.O.**

**FOB Shipping Point with freight prepaid and allowed** TOTAL $8,800.00

All material remains the property of W E Manufacturing until paid in full
If you have any questions concerning this quotation, contact Trevor Mitchell 832-706-1823

**THANK YOU FOR YOUR BUSINESS!**

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

15227-WH

**Purchase Order No.:** 15227-WH

**Date:** 8/17/2023

**Job No.** WAREHOUSE

**Control No:** warehouse and inventory

**To:** Lonestar Prestress Mfg., Inc.
8892 Highway 159 East
Bellville TX 77418-
(800) 600-1719 (713) 896-0762
Leo Rowe
sales@lonestarprestress.com

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**No Sales Tax** 1-74-3022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Plus Freight | Josei Oggs | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 302304-1 | | 63.00 | 30' Type II Gray, Square Prestressed Concrete Service Pole with Exposed Pink Granite | EA | 1,168.2500 | 73,599.75 |
| | | 3.00 | Freight | LS | 2,100.0000 | 6,300.00 |
| | | 3.00 | Freight | LS | 200.0000 | 600.00 |

| | |
|---|---|
| **Sub Total** | 80,499.75 |
| **Tax** | 0.00 |
| **Total** | 80,499.75 |

$80,499.75 / 63 poles= $1,277.77 each

**Approved by:** _____

**Date Sent:** _____

Quote # TSE 0816A
PO Revised to add more freight 2.28.24

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

15503-2439

**Purchase Order No.:** 15503-2439

**Date:** 9/24/2024

**Job No.** 2439

**Control No:** Temporary Service Airshow

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** Crescent Electric Supply Company
P.O. Box 26576
El Paso TX 79926-6576
(915) 774-9955 (915) 774-9966
Richard Marston
ar.dept@cesco.com

**No Sales Tax** 1-74-3022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Dave Fuller | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| | | 1.00 | BRP12B100R EATON 100A LOADCENTER | EA | 311.6400 | 311.64 |
| | | 1.00 | DS200H1 EATON SFTY SW HUB | EA | 18.1600 | 18.16 |
| | | 1.00 | BR2100 EATON 2P-120/240V-100A CB | EA | 68.5200 | 68.52 |
| | | 1.00 | BR120 EATON SP-120/240V-20A CB | EA | 8.2200 | 8.22 |
| | | 20.00 | 2-GRC GALV RIGID CONDUIT | LF | 8.9210 | 178.42 |
| | | 20.00 | THHN-2-BLK-19STR-CU-RCL | LF | 1.7345 | 34.69 |
| | | 1.00 | EC200 DOTTIE 2" ENTRANCE CAPS | EA | 16.4400 | 16.44 |
| | | 1.00 | U9551-RXL MILBANK 200A 5T RL HD LVR | EA | 240.4030 | 240.40 |
| | | 1.00 | A7517 MILBANK 2 INCH HUB KIT 11042 | EA | 8.4610 | 8.46 |
| | | 2.00 | 5/8"X8'COPPER-GROUND-ROD | EA | 18.2620 | 36.52 |
| | | 2.00 | GRC58 BURNDY 5/8 IN GRD ROD CLAMP | EA | 2.9540 | 5.91 |
| | | 45.00 | BARE-SD-6-SOL-CU-RCL 3 @ 15 ft | LF | 0.5996 | 26.98 |
| | | 50.00 | 2-PVC-80-10FT-CONDUIT | LF | 2.2850 | 114.25 |
| | | 180.00 | THHN-2-BLK-19STR-CU-RCL 3 @ 60 ft | LF | 1.7386 | 312.95 |
| | | 60.00 | THHN-6-GRN-19STR-CU-RCL 1 @ 60 ft | LF | 0.7197 | 43.18 |
| | | 1.00 | 2097TRWRW P&S RADIANT SELF TEST TR WR GFI 20A 125V WH | EA | 17.5180 | 17.52 |
| | | 1.00 | IHD3-1 REDDOT 3 HOLE 1/2INCH UNIV DEV BX - DEEP | EA | 9.9000 | 9.90 |

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

14513-WH

**Purchase Order No.:** 14513-WH

**Date:** 2/26/2021

**Job No.** WAREHOUSE

**Control No:** warehouse and inventory

**Ship To:**
Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** HD Supply White Cap
11180 Rojas Drive, Suite A
El Paso TX 79935-
(915) 593-1210 (915) 593-6041
800-944-8322
peteserna@whitecap.net

**No Sales Tax**

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Josei Oggs | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| ST11024-7 | | 240.00 | 24" Sonotube | LF | 5.7100 | 1,370.40 |
| 3L1020-3 | | 100.00 | 3/4" 4x8 Plywood | EA | 42.5000 | 4,250.00 |
| 3L1022-5 | | 588.00 | 2x4x8 Studs | EA | 7.0000 | 4,116.00 |
| 47442-4 | | 10.00 | Chalk Line With Chalk | EA | 9.9900 | 99.90 |

| | |
|---|---|
| **Sub Total** | 9,836.30 |
| **Tax** | 8.24 |
| **Total** | 9,844.54 |

**Approved by:** _____

**Date Sent:** _____

Quote # 41434828

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

14760-WH

**Purchase Order No.:** 14760-WH

**Date:** 11/8/2021

**Job No.** WAREHOUSE

**Control No:** warehouse and inventory

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** Copper State Bolt & Nut
11129 Pellicano Drive
El Paso TX 79935-
(915) 595-3111 (915) 595-2366
Alejandro Hernandez
ahernandez@copperstate.com

**No Sales Tax** 1-74-3022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Josei Oggs | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 21330-3 | | 1,000.00 | 1-5/8 x 1-5/8 Unistrut galv slotted | LF | 3.2311 | 3,231.10 |
| 69712-4 | | 1,000.00 | Hex Cap Screw SS 1/4-20 x 1 1/2 | EA | 0.1044 | 104.40 |

| | |
|---|---|
| **Sub Total** | 3,335.50 |
| **Tax** | 0.00 |
| **Total** | 3,335.50 |

**Approved by:** _____

**Date Sent:** _____

Quote # QT04138609-2

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

12481-WH

**Purchase Order No.:** 12481-WH

**Date:** 9/1/2017

**Job No.** WAREHOUSE

**Control No:** warehouse and inventory

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** Copper State Bolt & Nut
11129 Pellicano Drive
El Paso TX 79935-
(915) 595-3111 (915) 595-2366
Alejandro Hernandez
ahernandez@copperstate.com

**No Sales Tax**

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Garrett Molnar | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 70320-9 | | 800.00 | Wedge Anchor SS 3/8 x 2 1/4 | EA | 0.7601 | 608.09 |
| FENWS381-9 | | 800.00 | Washer Fender 18.8 SS 3/8 x 1 | EA | 0.0540 | 43.23 |
| 25030-3 | | 300.00 | 7/8 x 1-5/8 Unistrut galv slotted | LF | 1.1500 | 345.00 |
| CT721/2-6 | | 2.00 | carbide tipped hole saw 2 1/2" | EA | 88.4100 | 176.82 |

| | |
|---|---|
| **Sub Total** | 1,173.14 |
| **Tax** | 14.59 |
| **Total** | 1,187.73 |

**Approved by:** _____

**Date Sent:** _____

Quote # QT00235016-1

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

14891-WH

**Purchase Order No.:** 14891-WH

**Date:** 5/16/2022

**Job No.** WAREHOUSE

**Control No:** warehouse and inventory

**Ship To:** Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** Summit Electric Supply
7701 Lockheed Drive
El Paso TX 79925-
(915) 778-2600 (915) 772-7736
Esteban Santiago
Esteban.Santiago@summit.com

**No Sales Tax** 1-74-3022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Josei Oggs | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 136-9 | | 94.00 | 2" GRC Coupling | EA | 8.9900 | 845.06 |

| | |
|---|---|
| **Sub Total** | 845.06 |
| **Tax** | 0.00 |
| **Total** | 845.06 |

**Approved by:** _____

**Date Sent:** _____

Quote # 2002632839

# PURCHASE ORDER



**Tri State Electric Ltd**
530 Valley Chile Rd
Vinton TX 79821-
(915) 755-8803 (915) 755-7276
E-116, TECL #21782
www.tseltd.com

14492-WH

**Purchase Order No.:** 14492-WH
**Date:** 1/26/2021
**Job No.** WAREHOUSE
**Control No:** warehouse and inventory

**Ship To:**
Tri State Electric Ltd
530 Valley Chile Rd
Vinton TX 79821-

**To:** CED
11500 Rojas Drive, Ste S
El Paso TX 79936-
(915) 592-8800 (915) 592-4338
Alex Primero
primeroa@ced-elp.com

**No Sales Tax** 1-74-3022814-2

| Ship Via | FOB | Requested by | Contact: |
|---|---|---|---|
| Deliver to 530 Valley Chile Rd | Prepay & Add | Josei Oggs | Josei Oggs |

| Item # | Barcode | Quantity | PO Item Description | UOM | U Cost | Ext Cost |
|---|---|---|---|---|---|---|
| 30138-1 | | 500.00 | 2 Pole Breakaway Fuseholder | EA | 32.0000 | 16,000.00 |
| 160-3 | | 2,500.00 | Raychem Splicing Kit Gelcap SL 2/0 3 Hole Direct Burial | EA | 13.6500 | 34,125.00 |
| 5884-7 | | 200.00 | 1-1/2" to 3/4" Reducing Bushing | EA | 5.5800 | 1,116.00 |
| 5885-8 | | 100.00 | 1-1/2" to 1" Reducing Bushing | EA | 6.5200 | 652.00 |
| 2532-5 | | 500.00 | 3/4" CGB .375-.500 Wire Range | EA | 2.8300 | 1,415.00 |
| 30312-5 | | 100.00 | 1-1/2" Threaded Grounding Bushing | EA | 3.6281 | 362.81 |
| 48120-7 | | 400.00 | 2" Threadless Grounding Bushing | EA | 4.7422 | 1,896.88 |
| 30317-0 | | 1,000.00 | 2" Threaded Grounding Bushing | EA | 4.7422 | 4,742.20 |
| 30330-3 | | 1,000.00 | 3" Threaded Grounding Bushing | EA | 13.2552 | 13,255.20 |
| 16100-1 | | 200.00 | 1/2" Steel Locknut | EA | 0.0782 | 15.64 |
| 16500-2 | | 200.00 | 1-1/2" Steel Locknut | EA | 0.3235 | 64.70 |
| 16800-4 | | 500.00 | 3" Steel Locknut | EA | 1.3773 | 688.65 |
| 10463-6 | | 1,000.00 | 1/2" HDG Uni-Strut Strap | EA | 0.9400 | 940.00 |
| B2011PA114-4 | | 200.00 | 1-1/4" HDG Uni-Strut Strap | EA | 1.2400 | 248.00 |
| 14071-4 | | 200.00 | 1-1/2" HDG Uni-Strut Strap | EA | 1.4700 | 294.00 |
| 14073-0 | | 1,000.00 | 2" HDG Uni-Strut Strap | EA | 1.5000 | 1,500.00 |
| 76110-3 | | 500.00 | 3/4" Clamp Back | EA | 0.4100 | 205.00 |
| 67825-8 | | 500.00 | 3/4" Conduit Strap Malleable | EA | 0.5400 | 270.00 |
| 76120-6 | | 500.00 | 1" Clamp Back | EA | 0.6000 | 300.00 |
| 67835-0 | | 500.00 | 1" Conduit Strap Malleable | EA | 0.7100 | 355.00 |
| 69764-7 | | 100.00 | Jap Wrap | EA | 0.8800 | 88.00 |
| 10828-1 | | 100.00 | White Phase Tape | EA | 0.8287 | 82.87 |

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

*Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.*

U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR [X] OR SUBCONTRACTOR [ ]
Tri State Electric Ltd

ADDRESS 530 Valley Chile Rd
Vinton, TX 79821

OMB No.: 1235-0008
Expires: 02/28/2018

PAYROLL NO.
64

FOR WEEK ENDING
01/11/2025

PROJECT AND LOCATION 2126-Safety Imp., 0001-01-062
0001-01-062 Doniphan and Mesa
El Paso, TX

PROJECT OR CONTRACT NO.
06213011,0001-01-062, TX 24

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Irigoyen, Cesar H<br>***-**-2135 | M0 | TRUCK DRIVER | REG | | 2.00 | 2.00 | 2.00 | 2.00 | | | 8.00 | 24.00 | 192.00<br>2,934.00 | 224.45 | 233.43 | 114.04 | **Other Detail:**<br>401K<br>LIFE | **Ded.**<br>**Amt.**<br>88.02<br>7.91 | 667.85 | 2,266.15<br>Race: HIS<br>Gender: Male |
| Irigoyen, Cesar H<br>***-**-2135 | M0 | UTILITY/SKILLE LABOR | REG | | 6.00 | 6.00 | 6.00 | 6.00 | | | 24.00 | 24.00 | 576.00<br>2,934.00 | 224.45 | 233.43 | 114.04 | **Other Detail:**<br>401K<br>LIFE | **Ded.**<br>**Amt.**<br>88.02<br>7.91 | 667.85 | 2,266.15<br>Race: HIS<br>Gender: Male |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

**Public Burden Statement**

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U. S. Department of Labor, Room S3502, 200 Constitution Avenue, N. W., Washington, D. C. 20210.



Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

*Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.*

U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR [X] OR SUBCONTRACTOR [ ] | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|
| Tri State Electric Ltd | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 64 | 01/11/2025 | 2126-Safety Imp., 0001-01-062<br>0001-01-062 Doniphan and Mesa<br>El Paso, TX | 06213011,0001-01-062, TX 24 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Torres, Juan | M4 | UTILITY/SKILLE LABOR | REG | | 8.00 | 8.00 | 8.00 | 8.00 | | | 32.00 | 19.00 | 608.00 | 105.02 | 76.40 | 39.21 | | 5.18 | 225.81 | 1,146.94 |
| | | | | | | | | | | | | | 1,372.75 | | | | Other Detail: | Ded. | Amt. | Race: HIS |
| ***-**-1118 | | | | | | | | | | | | | | | | | | MELIF | 5.18 | Gender: Male |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

**Public Burden Statement**

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U. S. Department of Labor, Room S3502, 200 Constitution Avenue, N. W., Washington, D. C. 20210.



Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

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U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR ☒ / OR SUBCONTRACTOR ☐ | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|
| Tri State Electric Ltd | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 64 | 01/11/2025 | 2126-Safety Imp., 0001-01-062<br>0001-01-062 Doniphan and Mesa<br>El Paso, TX | 06213011,0001-01-062, TX 24 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Martinez Perales, Juan M<br><br>***-**-9908 | M0 | UTILITY/SKILLE LABOR | REG | | | 8.00 | 8.00 | 8.00 | | | 24.00 | 21.75 | 522.00 | 99.08 | 106.78 | | | 26.46 | 232.32 | 1,078.12 |
| | | | | | | | | | | | | | 1,310.44 | | | Other Detail: | Ded. | Amt. | | Race: HIS<br>Gender: Male |
| | | | | | | | | | | | | | | | | | DENTA | 10.44 | | |
| | | | | | | | | | | | | | | | | | LIFE | 11.13 | | |
| | | | | | | | | | | | | | | | | | VISIO | 4.89 | | |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

**Public Burden Statement**

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U. S. Department of Labor, Room S3502, 200 Constitution Avenue, N. W., Washington, D. C. 20210.



Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

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U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR [X] OR SUBCONTRACTOR [ ] | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|
| Tri State Electric Ltd | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 64 | 01/11/2025 | 2126-Safety Imp., 0001-01-062<br>0001-01-062 Doniphan and Mesa<br>El Paso, TX | 06213011,0001-01-062, TX 24 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Martinez, Norberto | M0 | ELECTRICIAN | OT | | | | | 2.00 | 11.50 | 8.00 | 21.50 | 39.75 | 1,914.63 | 192.37 | 226.12 | | | | 418.49 | 2,096.14 |
| | | | REG | | 10.50 | 12.50 | 10.00 | 7.00 | | | 40.00 | 26.50 | 2,514.63 | | | | | | | Race: HIS |
| | | | | | | | | | | | | | | | | | | | | Gender: Male |
| ***-**-0042 | | | | | | | | | | | | | | | | | | | | |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

**Public Burden Statement**

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Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

*Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.*

U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR ☒ | OR SUBCONTRACTOR ☐ | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|---|
| Tri State Electric Ltd | | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 64 | 01/11/2025 | 2126-Safety Imp., 0001-01-062<br>0001-01-062 Doniphan and Mesa<br>El Paso, TX | 06213011,0001-01-062, TX 24 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Castanon Montiel, Luis H | S0 | ELECTRICIAN | OT | | | | | | 11.50 | 8.00 | 19.50 | 40.50 | 1,869.75 | 142.39 | 193.29 | | | 88.12 | 423.80 | 1,445.95 |
| | | | REG | | 10.00 | 11.00 | 10.00 | 9.00 | | | 40.00 | 27.00 | 1,869.75 | | | Other Detail: | Ded. | Amt. | | Race: HIS |
| | | | | | | | | | | | | | | | | | 401K | 74.79 | | Gender: Male |
| ***-**-1762 | | | | | | | | | | | | | | | | | ACC | 3.48 | | |
| | | | | | | | | | | | | | | | | | DENTA | 5.00 | | |
| | | | | | | | | | | | | | | | | | MELIF | 4.85 | | |

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Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

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U.S. Wage and Hour Division

Rev. Dec. 2008

NAME OF CONTRACTOR [X] OR SUBCONTRACTOR [ ]
Tri State Electric Ltd

ADDRESS 530 Valley Chile Rd
Vinton, TX 79821

OMB No.: 1235-0008
Expires: 02/28/2018

PAYROLL NO.
64

FOR WEEK ENDING
01/11/2025

PROJECT AND LOCATION 2126-Safety Imp., 0001-01-062
0001-01-062 Doniphan and Mesa
El Paso, TX

PROJECT OR CONTRACT NO.
06213011,0001-01-062, TX 24

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 01/05 | 01/06 | 01/07 | 01/08 | 01/09 | 01/10 | 01/11 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Garcia, Jonatan | M0 | UTILITY/SKILLE LABOR | OT | | | | | 0.50 | 10.00 | 8.00 | 18.50 | 27.00 | 1,075.50 | 90.31 | 63.26 | | | 51.16 | 204.73 | 1,014.77 |
| | | | REG | | 10.00 | 11.50 | 2.00 | 8.50 | | | 32.00 | 18.00 | 1,219.50 | | | Other Detail: | Ded. | Amt. | | Race: HIS |
| ***-**-7286 | | | | | | | | | | | | | | | | | 2LIFE | 7.06 | | Gender: Male |
| | | | | | | | | | | | | | | | | | HEALT | 39.00 | | |
| | | | | | | | | | | | | | | | | | MEDIC | 5.10 | | |

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Proposal's Backup Documentation




2000 Peterbilt 385 Dump Truck  GVWR:52,000 Lbs
Vin: 1XPGDU9X5YD516593  Engine: C-12 Cat Diesel
Lic Plate Exp Month: July  Tires: 11R22.5



Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in US dollars ($)

## Adjustments for U-49 2000 Peterbilt 385 Dump Truck in Tri-State Electric, Ltd.

January 18, 2025

**Miscellaneous 6X4 12YD 50KGVW 255HP**
On-Highway Rear Dumps

Size Class:
**45,001 - 60,000 lbs**
Weight:
**N/A**

### Configuration for 6X4 12YD 50KGVW 255HP

| | | | |
|---|---|---|---|
| Axle Configuration | **6X4** | Horsepower | **255.0** |
| Maximum Gross Vehicle Weight | **50000.0 lbs** | Power Mode | **Diesel** |
| Struck Capacity | **10.0 - 12.0 cu yd** | | |

### Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | Monthly | Weekly | Daily | Hourly | Hourly | Hourly |
| Published Rates | USD $3,925.00 | USD $1,100.00 | USD $275.00 | USD $41.00 | USD $39.98 | USD $62.28 |
| **Adjustments** | | | | | | |
| Region ( El Paso, Texas: 98.6%) | (USD $54.95) | (USD $15.40) | (USD $3.85) | (USD $0.57) | | |
| Model Year (2000: 77.59%) | (USD $867.44) | (USD $243.10) | (USD $60.78) | (USD $9.06) | | |
| Adjusted Hourly Ownership Cost (100%) | - | - | - | - | | |
| Hourly Operating Cost (100%) | | | | | - | |
| **Total:** | **USD $3,002.61** | **USD $841.50** | **USD $210.37** | **USD $31.36** | **USD $39.98** | **USD $57.04** |

| Non-Active Use Rates | Hourly |
|---|---|
| Standby Rate | USD $8.53 |
| Idling Rate | USD $42.34 |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | 48.27% | USD $1,894.49/mo |
| Overhaul (ownership) | 30.69% | USD $1,204.49/mo |
| CFC (ownership) | 10.39% | USD $407.87/mo |
| Indirect (ownership) | 10.65% | USD $418.14/mo |
| Fuel (operating) @ USD 3.54 | 63.23% | USD $25.28/hr |

Revised Date: 1st quarter 2025

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www.equipmentwatch.com

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# TR 130




**2008 Kaufman Hpp dual Axel  GVWR: 25,900 LBS**
**vin: 5SHFH25288B000378  Tire Size: 235/80R16**
**Lic Plate Exp Month:**

582

Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in US dollars ($)

# Adjustments for TR 130 in Tri-State Electric, Ltd.

January 18, 2025

**Miscellaneous TOW 2 2 12**
Non-Tilt Deck Utility Trailers

Size Class:
**All**
Weight:
**13100 lbs**

## Configuration for TOW 2 2 12

| | | | |
|---|---|---|---|
| Capacity | **12.0 t** | Hitch Type | **Tow** |
| Number Of Axles | **2.0** | Number Of Tires | **8.0** |
| Power Mode | **Manual** | | |

## Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | Monthly | Weekly | Daily | Hourly | Hourly | Hourly |
| Published Rates | USD $475.00 | USD $135.00 | USD $34.00 | USD $5.00 | USD $2.35 | USD $5.05 |
| **Adjustments** | | | | | | |
| Region ( El Paso, Texas: 98.1%) | (USD $9.02) | (USD $2.57) | (USD $0.65) | (USD $0.09) | | |
| Model Year (2008: 91.27%) | (USD $40.66) | (USD $11.56) | (USD $2.91) | (USD $0.43) | | |
| Adjusted Hourly Ownership Cost (100%) | - | - | - | - | | |
| Hourly Operating Cost (100%) | | | | | - | |
| **Total:** | **USD $425.32** | **USD $120.88** | **USD $30.44** | **USD $4.48** | **USD $2.35** | **USD $4.77** |

## Non-Active Use Rates

| | Hourly |
|---|---|
| Standby Rate | USD $1.21 |
| Idling Rate | USD $2.42 |

## Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | 42.14% | USD $200.15/mo |
| Overhaul (ownership) | 35.2% | USD $167.19/mo |
| CFC (ownership) | 10.56% | USD $50.16/mo |
| Indirect (ownership) | 12.11% | USD $57.51/mo |

Fuel cost data is not available for these rates.

Revised Date: 1st quarter 2025

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www.equipmentwatch.com

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EXC 17
DEERE
TRI STATE ELECTRIC
35G
BAY 2
2018 John Deere 35G Mini-Excavator w/Hammer
Vin: 1FF035GXJJK283835 GVWR: 9,920 Lbs
584
Proposal's Backup Documentation

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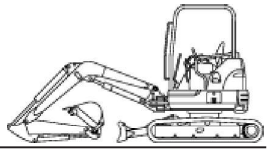
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## Adjustments for EXC-17 2018 Deere 35G Compact Excavator in Tri-State Electric, Ltd.

January 18, 2025

**Deere 35G**
qrao Ver Mxuniemqxh Cawi U(wa$aixrl

dg e qWl O
**3.5 - 4.4 mt**
H eg si O
**N/A**



### Configuration for 35G

| | | | |
|---|---|---|---|
| Axrl eCxo er | **23.0 hp** | f Ceraig nt H eg si | **8135.0 lbs** |
| f Ceraixr prxiewig xn | **ROPS/FOPS** | pxo er Mxme | **Diesel** |

### Blue Book Rates

-- RAH c Daie g l eVuaWx ise h xnisWxo nerl sg C wxl i mg$gmemzy 1: * CWl ise sxurWyel igh aiemx Ceraig nt wxl iG

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | Monthly | Weekly | Daily | Hourly | Hourly | Hourly |
| puzWysemDaiel | PdF k2,v*5G0 | PdF k**5G0 | PdF k1*5G0 | PdF k25G0 | PdF k10Gb | PdF k27G2v |
| **Adjustments** | | | | | | |
| Det gxn SUWyal x, 6e(al O b: G3 . | SPdF k7bG: . | SPdF k1vG: . | SPdF kvG*. | SPdF k0G2. | | |
| MxmeW ear S2018G1003 . | SPdF k0G8. | SPdF k0G2. | SPdF k0G1. | SPdF k0G0. | | |
| cm ul iemAxurWf onerl sg C qxl i S1003 . | E | E | E | E | | |
| Axurwf Ceraig nt qxl i S1003 . | | | | | E | |
| **Total:** | **USD $2,315.26** | **USD $651.01** | **USD $161.53** | **USD $24.47** | **USD $10.79** | **USD $23.94** |

### Non-Active Use Rates

| | Hourly |
|---|---|
| dianmzy Daie | PdF k*G8 |
| TmWt Daie | PdF k1*G* |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| FeCrewaigxn Sxonerl sg C. | 2*G*3 | PdF k*v: G7b%x |
| f $ersauW$xonerl sg C. | v: G23 | PdF k882G5%x |
| qRq Sxonerl sg C. | 1: G23 | PdF k71*G$v%x |
| Tmrgewi Sxonerl sg C. | 18G13 | PdF k728G$v%x |
| RueW$xCeraig nt . Y PdF vG7 | 2: G3 | PdF kvG1%r |

De$gl emFaieC1l i Vuarier 2025

6sel e are ise h xl i awuuraie raiel jxr ise l eWwiemDe$gxn Faie$1.GAxo e$er, mue ix h xre jreVueni xnWge uCmaiel , isel e raiel h ay nxi h aiws DeniaWDaie l We l xx/@ prgniGBgl gise qxl i Dewx$ery prxmuwi ®ugme xn xur AeWCat e jxr h xre gnjxrh aigxnG

6se eVug Ch eni reCrel eniemgn isg reCxri sal zeen e(wWl g$eWCreCaremjxr Sajuw$rY il eWnGxh .

www.equipmentwatch.com




2008 Ford f-250 4X4 Utility Bed  GVWR: 9,000 Lbs
Vin:1FTNF21538EB20299  5.4L gas engine
Lic Plate Exp Month: June  Tires: LT245/75R17

586

Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in US dollars ($)

## Adjustments for T-232 2008 Ford F-250 4X4 Utl. Bed (5.4L Gas Engine) in Tri-State Electric, Ltd.

January 18, 2025

**Ford F-250**
On-Highway Light Duty Trucks

Size Class:
**300 hp & Over**
Weight:
**N/A**

### Configuration for F-250

| | | | |
|---|---|---|---|
| Axle Configuration | **4.0 X 4.0** | Cab Type | **Conventional** |
| Horsepower | **385.0 hp** | Power Mode | **Gasoline** |
| Ton Rating | **3.0 / 4.0** | | |

### Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | **Monthly** | **Weekly** | **Daily** | **Hourly** | **Hourly** | **Hourly** |
| Published Rates | USD $1,360.00 | USD $380.00 | USD $95.00 | USD $14.00 | USD $9.11 | USD $16.84 |
| **Adjustments** | | | | | | |
| Region ( El Paso, Texas: 99.1%) | (USD $12.24) | (USD $3.42) | (USD $0.86) | (USD $0.13) | | |
| Model Year (2008: 94.32%) | (USD $76.53) | (USD $21.38) | (USD $5.35) | (USD $0.79) | | |
| Adjusted Hourly Ownership Cost (100%) | - | - | - | - | | |
| Hourly Operating Cost (100%) | | | | | - | |
| **Total:** | **USD $1,271.23** | **USD $355.20** | **USD $88.80** | **USD $13.09** | **USD $9.11** | **USD $16.33** |

| Non-Active Use Rates | Hourly |
|---|---|
| Standby Rate | USD $3.61 |
| Idling Rate | USD $12.13 |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | 33.11% | USD $450.33/mo |
| Overhaul (ownership) | 37.83% | USD $514.46/mo |
| CFC (ownership) | 12.57% | USD $170.93/mo |
| Indirect (ownership) | 16.49% | USD $224.28/mo |
| Fuel (operating) @ USD 3.03 | 53.9% | USD $4.91/hr |

Revised Date: 1st quarter 2025

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www.equipmentwatch.com

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T 153
TRI-STATE ELECTRIC
HEAVY HIGHWAY CONTRACTOR
TEGL 21782
T152
FL70
FREIGHTLINER
2000 Freightliner FL70 Utility GVWR: 26K
Vin# 1FVABSAK41HH50117 T Spc: 11R22.5
105psi Eng Spec: Mod 3126 Ser 8YL61566
1565HP Lic Plt: 97XWD9 Exp Month: June
Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in U.S. dollars (USD)

## Adjustments for T-153 2000 Freightliner FL70 Utility Truck in Tri-State Electric, Ltd.

January 18, 2025

**Miscellaneous 4X2 25KGVW DSL**
(Non-Highway - Flat Bed Trucks)

Gross Vehicle Class*
**19,501 - 26,000 lbs**
Weight*
**9204 lbs**

### Configuration for 4X2 25KGVW DSL

| | | | |
|---|---|---|---|
| Axle Configuration | **4X2** | Horsepower | **200.0** |
| Maximum Gross Vehicle Weight | **25000.0 lbs** | Power Mode | **Diesel** |

### Blue Book Rates

FHWA rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating costs

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | **Monthly** | **Weekly** | **Daily** | **Hourly** | **Hourly** | **Hourly** |
| Published rates | $2,920.00 | $680.00 | $170.00 | $26.00 | $40.01 | $94.76 |
| **Adjustments** | | | | | | |
| Region (El Paso, Texas* 78599%) | -$48.72 | -$10.88 | -$2.72 | -$0.42 | | |
| Model Year (2000* 80.74%) | -$958.84 | -$128.74 | -$42.24 | -$9.74 | | |
| Adjusted Hourly Ownership Cost (100%) | $0 | $0 | $0 | $0 | | |
| Hourly Operating Cost (100%) | | | | | $0 | |
| **Total:** | **USD $1,922.45** | **USD $540.19** | **USD $135.05** | **USD $20.65** | **USD $30.01** | **USD $40.93** |

### Non-Active Use Rates

| | Hourly |
|---|---|
| Standby rate | $5.96 |
| Idling rate | $4.99 |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (Ownership) | 25.41% | $612.50/mo |
| Overhaul (Ownership) | 5.38% | $1,426.28/mo |
| C-C (Ownership) | 7.42% | $225.54/mo |
| Indirect (Ownership) | 10.57% | $255.68/mo |
| Fuel (Operating) @ $4.59 | 71.71% | $21.52/hr |

Revised Date* 1st Quarter 2025

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www.equipmentwatch.com

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# T 98




2006 Ford F-350 4X4 Utility Bed  GVWR: 10,000 Lbs
Vin: 1FDSF35556EB82993  Engine: 5.4L gas
Tires: LT265/70R18

Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in US dollars ($)

## Adjustments for T-98 2006 Ford F-350 4x4 Flat Bed in Tri-State Electric, Ltd.

January 18, 2025

**Miscellaneous 4X4 1 383 CREW GAS**
On-Highway Light Duty Trucks

Size Class:
**300 hp & Over**
Weight:
**N/A**

### Configuration for 4X4 1 383 CREW GAS

| | | | |
|---|---|---|---|
| Axle Configuration | **4X4** | Cab Type | **Crew** |
| Horsepower | **383 hp** | Power Mode | **Gasoline** |
| Ton Rating | **1** | | |

### Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | Monthly | Weekly | Daily | Hourly | Hourly | Hourly |
| Published Rates | USD $2,130.00 | USD $595.00 | USD $150.00 | USD $23.00 | USD $10.57 | USD $22.67 |
| **Adjustments** | | | | | | |
| Region ( El Paso, Texas: 99.1%) | (USD $19.17) | (USD $5.36) | (USD $1.35) | (USD $0.21) | | |
| Model Year (2006: 94.72%) | (USD $111.38) | (USD $31.11) | (USD $7.84) | (USD $1.20) | | |
| Adjusted Hourly Ownership Cost (100%) | - | - | - | - | | |
| Hourly Operating Cost (100%) | | | | | - | |
| **Total:** | **USD $1,999.45** | **USD $558.53** | **USD $140.81** | **USD $21.59** | **USD $10.57** | **USD $21.93** |

| Non-Active Use Rates | Hourly |
|---|---|
| Standby Rate | USD $5.68 |
| Idling Rate | USD $16.24 |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | 33.11% | USD $705.29/mo |
| Overhaul (ownership) | 37.83% | USD $805.73/mo |
| CFC (ownership) | 12.57% | USD $267.71/mo |
| Indirect (ownership) | 16.49% | USD $351.27/mo |
| Fuel (operating) @ USD 3.03 | 46.17% | USD $4.88/hr |

Revised Date: 1st quarter 2025

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (afuller@tseltd.com)

www.equipmentwatch.com

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# T 171




2004 F350 Ext. Cab Stake Bed/Flat 5.4 Gas

Vin# 1FDSX34L04EC42897 GVWR: 9,900lb

Lic Plt: AL45142 Exp Month: March

Proposals Backup Documentation Proposals Backup Documentation

All prices shown in US dollars ($)

## Adjustments for T-171 in Tri-State Electric, Ltd.

January 18, 2025

**Miscellaneous 4X2 1 1/4 360 CONV DSL**
On-Highway Light Duty Trucks

Size Class:
**300 hp & Over**
Weight:
**N/A**

### Configuration for 4X2 1 1/4 360 CONV DSL

| | | | |
|---|---|---|---|
| Axle Configuration | **4X2** | Cab Type | **Conventional** |
| Horsepower | **360.0** | Power Mode | **Diesel** |
| Ton Rating | **1 1/4** | | |

### Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | **Monthly** | **Weekly** | **Daily** | **Hourly** | **Hourly** | **Hourly** |
| Published Rates | USD $1,760.00 | USD $395.00 | USD $125.00 | USD $19.00 | USD $1E.E0 | USD $2E.E0 |
| **Adjustments** | | | | | | |
| Region ( %l Paso, Texas: 99.1Y ) | (USD $15.83) | (USD $3.35) | (USD $1.1E) | (USD $0.17) | | |
| Model 4ear (2003: 90.E3Y ) | (USD $168.32) | (USD $37.E7) | (USD $11.96) | (USD $1.82) | | |
| Adjusted Hourly Ownership Cost (100Y ) | - | - | - | - | | |
| Hourly Operating Cost (100Y ) | | | | | - | |
| **Total:** | **USD $1,575.74** | **USD $443.18** | **USD $111.91** | **USD $17.01** | **USD $13.30** | **USD $22.25** |

### Non-Active Use Rates

| | Hourly |
|---|---|
| Standby Rate | USD $3.38 |
| Idling Rate | USD $16.37 |

### Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | EE.11Y | USD $582.78/mo |
| Overhaul (ownership) | E7.8EY | USD $665.77/mo |
| CFC (ownership) | 12.57Y | USD $221.21/mo |
| Indirect (ownership) | 16.39Y | USD $290.25/mo |
| Fuel (operating) @ USD E.53 | 56.53Y | USD $7.52/hr |

Revised Date: 1st quarter 2025

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

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www.equipmentwatch.com

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Tri-State
Electric, Ltd.
Heavy Highway
Electrical Utilities
TECL 21782, E-116
Vinton, TX

530 Valley Chile Road • Vinton, Texas 79821
Phone (915) 755-8803 • Fax (915) 755-7276

| | |
|---|---|
| Date: | 5/5/2025 |
| Activity: | Furnish & Programming of Cellular Modem @ Paseo Del Norte & Northern Pass Dr |
| Project: | 2024-0472 Traffic Signal Improvements-4 Intersections |
| TSE Job No. | 2433 |

# COST BREAKDOWN

| LABOR ACTIVITY | DESCRIPTION LABORER DUTY | QTY | LABOR DOLLAR | DAYS | LABOR HOURS | TOTAL LABOR COST |
|---|---|---|---|---|---|---|
| Electrician | Joshua Holguin | 1 | $34.00 | | 8.00 | $272.00 |
| Electrician | Juan Zavala | 1 | $25.00 | | 8.00 | $200.00 |
| | | | | *Labor Total* | 16.00 | $472.00 |

| EQUIPMENT NUMBER | DESCRIPTION OF EQUIPMENT | QTY | COST | DAYS | HOURS | TOTAL EQUIP COST |
|---|---|---|---|---|---|---|
| T-190 | Ford F-250 Utl Truck | 1 | $20.47 | | 8.00 | $163.76 |
| | | | | | | |
| | | | | *Equipment Total* | 8.00 | $163.76 |

| MATERIAL ITEM No. | DESCRIPTION OF MATERIALS | QTY | UNIT COST | | | EXTENDED COST |
|---|---|---|---|---|---|---|
| AI-500-085-02 FMU | Cellular Modem for Traffic Signals | 1.00 | $7,400.00 | | | $7,400.00 |
| | | | | | | |
| | | | | | *Material Total* | $7,400.00 |

| | | |
|---|---|---|
| LABOR | | $472.00 |
| *LABOR BURDEN* | *55%* | $259.60 |
| *LABOR COMPENSATION* | *25%* | $118.00 |
| EQUIPMENT | | $163.76 |
| *COMPENSATION* | *15%* | $24.56 |
| MATERIAL | | $7,400.00 |
| *COMPENSATION* | *25%* | $1,850.00 |
| **SUB TOTAL** | | **$10,287.92** |
| *Tax Exempt* | | |
| *SALES TAX* | *0.00%* | $0.00 |
| ON-SITE ASSISTANCE | | $760.00 |
| **GRAND TOTAL** | | **$11,047.92** |

P.O. Box 5508 – Arlington – Texas – 76005-5508
817.831.9406 – fax 817.831.9407
**Estimating@Paradigmtraffic.com**
www.paradigmtraffic.com

# *QUOTATION*

**TO:** Paradigm Traffic Systems
9001 Jameel Road, Ste. 130
Houston, Texas 77024
**attn:** Estimating Department
**ph:** 713-864-7545
**fx:** 713-864-7588

**RFQ: TRI-STATE ELECTRIC**
CAPITOL IMPROVEMENTS- 2024-0472 ADD-ON
LETTING DATE: 3/17/2025
District:
Control:
CSJ:

| DATE | SLSMN | DELIVERY OF MATERIAL | FREIGHT | SHIP VIA | F.O.B | TERMS | QTE NUMBER |
|---|---|---|---|---|---|---|---|
| 3/17/2025 | DJ | 30 - 45 Days ARO | PPD & Allowed | Best Way | Destination | Net 30 | Q36366DJ |

| ITEM | QTY | DESCRIPTION | UNIT PRICE | TOTAL PRICE |
|---|---|---|---|---|
| | | **PLEASE SEE NOTES THROUGHOUT THIS QUOTE** | | |
| 1 | 1 | CITY OF EL PASO CELLULAR MODEM FOR TRAFFIC SIGNALS<br>***NOTE*** Applied Information AI-500-085-02 FMU w/ Video Passthrough, Glance Video+, 5 Year Connectivity and Real Time Traffic Information<br><br>**For any questions, comments or concerns, Please email us at :**<br>**Estimating@Paradigmtraffic.com** | $7,400.00 | **$7,400.00** |
| | | | **TOTAL** | **$7,400.00** |

***This quote is valid for *60 days*. Thereafter it is subject to change without notice.**
*Thank you for the opportunity to submit a proposal to you on this equipment. Please reference this quotation (by Quote Number) when placing order. If you have any questions, please call or send a fax to me.
*When sending RFQ's, PO's or RFI's, please send to **ESTIMATING@PARADIGMTRAFFIC.COM**

**OFFERED BY:**

**Dan Jaynes**
**Paradigm Traffic Systems, Inc.**
Estimating@paradigmtraffic.com
**Federal ID# 75-2520341**

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

*Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.*

U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☒ | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|
| Tri State Electric Ltd | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 257 | 05/25/2024 | 1906-NH 2019(063), 0374-02-097<br>7700 CF Jordan Drive<br>El Paso, TX 79912 | 0374-02-097,10183227, TX 34 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 05/19 | 05/20 | 05/21 | 05/22 | 05/23 | 05/24 | 05/25 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Holguin, Joshua | S0 | FOREMAN | SAL | | 3.00 | 2.00 | | | | | 5.00 | 42.50 | 212.50 | 125.61 | 189.36 | | | 538.17 | 853.14 | 846.86 |
| | | | | | | | | | | | | | 1,700.00 | | | Other Detail: | Ded. | Amt. | | Race: HIS |
| ***-**-4763 | | | | $1,700 x 50 (HR) = $34.00 (HR) | | | | | | | | | | | | | 2LIFE | 3.46 | | Gender: Male |
| | | | | | | | | | | | | | | | | | 401K | 68.00 | | |
| | | | | | | | | | | | | | | | | | ACC | 9.28 | | |
| | | | | | | | | | | | | | | | | | CHILD | 398.16 | | |
| | | | | | | | | | | | | | | | | | DENTA | 4.70 | | |
| | | | | | | | | | | | | | | | | | GAP | 3.91 | | |
| | | | | | | | | | | | | | | | | | HEALT | 39.00 | | |
| | | | | | | | | | | | | | | | | | MELIF | 10.48 | | |
| | | | | | | | | | | | | | | | | | VISIO | 1.18 | | |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

**Public Burden Statement**

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U. S. Department of Labor, Room S3502, 200 Constitution Avenue, N. W., Washington, D. C. 20210.

Proposal's Backup Documentation

**U.S. Department of Labor**
Wage and Hour Division

# PAYROLL

**(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)**

*Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.*

U.S. Wage and Hour Division

Rev. Dec. 2008

| NAME OF CONTRACTOR ☒ OR SUBCONTRACTOR ☐ | ADDRESS | OMB No.: 1235-0008 Expires: 02/28/2018 |
|---|---|---|
| Tri State Electric Ltd | 530 Valley Chile Rd<br>Vinton, TX 79821 | |

| PAYROLL NO. | FOR WEEK ENDING | PROJECT AND LOCATION | PROJECT OR CONTRACT NO. |
|---|---|---|---|
| 72 | 03/08/2025 | 2126-Safety Imp., 0001-01-062<br>0001-01-062 Doniphan and Mesa<br>El Paso, TX | 06213011,0001-01-062, TX 24 |

| (1) Name and Individual Identifying number (e.g. last four digits of Social Security number) of worker | (2) # of W/H Exmp | (3) Work Classification | Earn Code | (4) DAY AND DATE | | | | | | | (5) Total Hours | (6) Rate of Pay | (7) Gross Amount Earned | (8) DEDUCTIONS | | | | | | (9) Net Wages Paid For Week |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | SUN | MON | TUE | WED | THU | FRI | SAT | | | | FICA | Fed W/H Tax | State & Local W/H Tax | Union Deduc-tions | Other | Total Deductions | |
| | | | | 03/02 | 03/03 | 03/04 | 03/05 | 03/06 | 03/07 | 03/08 | | | | | | | | | | |
| | | | | HOURS WORKED EACH DAY | | | | | | | | | | | | | | | | |
| Zavala, Juan J<br>***-**-0826 | M0 | ELECTRICIAN | REG | | | 1.00 | 2.00 | | 6.00 | | 9.00 | 25.00 | 225.00<br>1,281.25 | 98.02 | 96.12 | 34.91 | | | 229.05 | 1,052.20<br>Race: HIS<br>Gender: Male |

While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

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We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, ESA, U. S. Department of Labor, Room S3502, 200 Constitution Avenue, N. W., Washington, D. C. 20210.



Proposal's Backup Documentation




2008 Ford F-250 Utility Bed  GVWR: 8,800 Lbs
Vin: 1FTNF20548EC83920  Tires: LT245/75R17
Lic Plate Exp Month: November  5.4L engine

Proposal's Backup Documentation

EquipmentWatch

www.equipmentwatch.com

All prices shown in US dollars ($)

# Rental Rate Blue Book®, O&O Rates Report for T-190 2008 Ford F-250 Utl. Bed in Tri-State Electric, Ltd.

March 19, 2025

**Miscellaneous 4X2 1 300 CONV GAS**
On-Highway Light Duty Trucks

Size Class:
**300 hp & Over**
Weight:
**N/A**

## Configuration for 4X2 1 300 CONV GAS

| | | | |
|---|---|---|---|
| Axle Configuration | **4X2** | Cab Type | **Conventional** |
| Horsepower | **300.0 hp** | Power Mode | **Gasoline** |
| Ton Rating | **1.0** | | |

## Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

| | Ownership Costs | | | | Estimated Operating Costs | FHWA Rate** |
|---|---|---|---|---|---|---|
| | **Monthly** | **Weekly** | **Daily** | **Hourly** | **Hourly** | **Hourly** |
| Published Rates | USD $1,980.00 | USD $555.00 | USD $140.00 | USD $21.00 | USD $10.02 | USD $21.27 |
| **Adjustments** | | | | | | |
| Region ( El Paso, Texas: 98.5%) | (USD $29.70) | (USD $8.32) | (USD $2.10) | (USD $0.31) | | |
| Model Year (2008: 94.32%) | (USD $110.74) | (USD $31.04) | (USD $7.83) | (USD $1.17) | | |
| Adjusted Hourly Ownership Cost (100%) | - | - | - | - | | |
| Hourly Operating Cost (100%) | | | | | - | |
| **Total:** | **USD $1,839.56** | **USD $515.64** | **USD $130.07** | **USD $19.51** | **USD $10.02** | **USD $20.47** |

| Non-Active Use Rates | Hourly |
|---|---|
| Standby Rate | USD $6.50 |
| Idling Rate | USD $14.27 |

## Rate Element Allocation

| Element | Percentage | Value |
|---|---|---|
| Depreciation (ownership) | 33.11% | USD $655.62/mo |
| Overhaul (ownership) | 37.83% | USD $748.99/mo |
| CFC (ownership) | 12.57% | USD $248.86/mo |
| Indirect (ownership) | 16.49% | USD $326.53/mo |
| Fuel (operating) @ USD 3.03 | 38.12% | USD $3.82/hr |

Revised Date: 1st quarter 2025

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

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www.equipmentwatch.com

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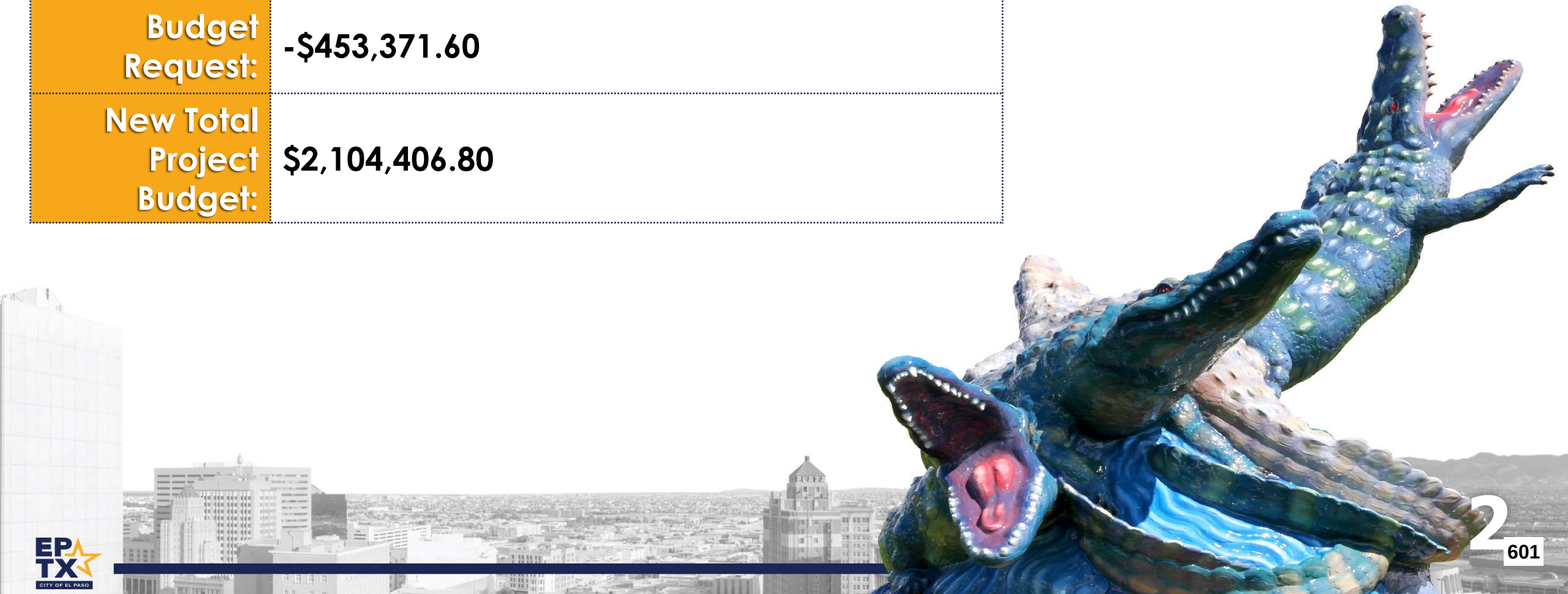
# City of El Paso
# Capital Improvement Department

## 2024-0472 Traffic Signals Improvements– Change Order No. 1

June 24, 2025

# Traffic Signals Improvements

| | |
|---|---|
| Current Budget Setup: | $2,557,478.40 |
| Budget Request: | -$453,371.60 |
| New Total Project Budget: | $2,104,406.80 |



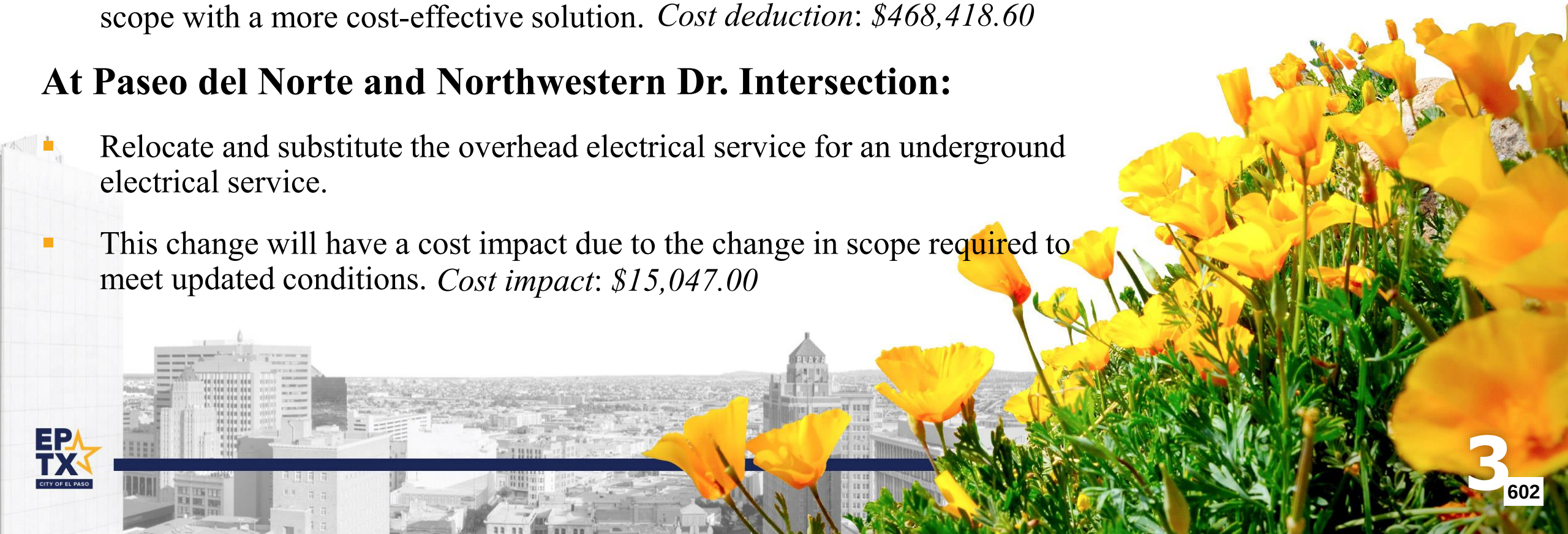
# Scope of Work

## At Paseo del Norte and Northern Pass Dr.:

- Substitute the wired interconnect system (bored) for a wireless interconnect system (cellular modem).
- This change will deduct the contract amount by substituting the original scope with a more cost-effective solution. *Cost deduction*: *$468,418.60*

## At Paseo del Norte and Northwestern Dr. Intersection:

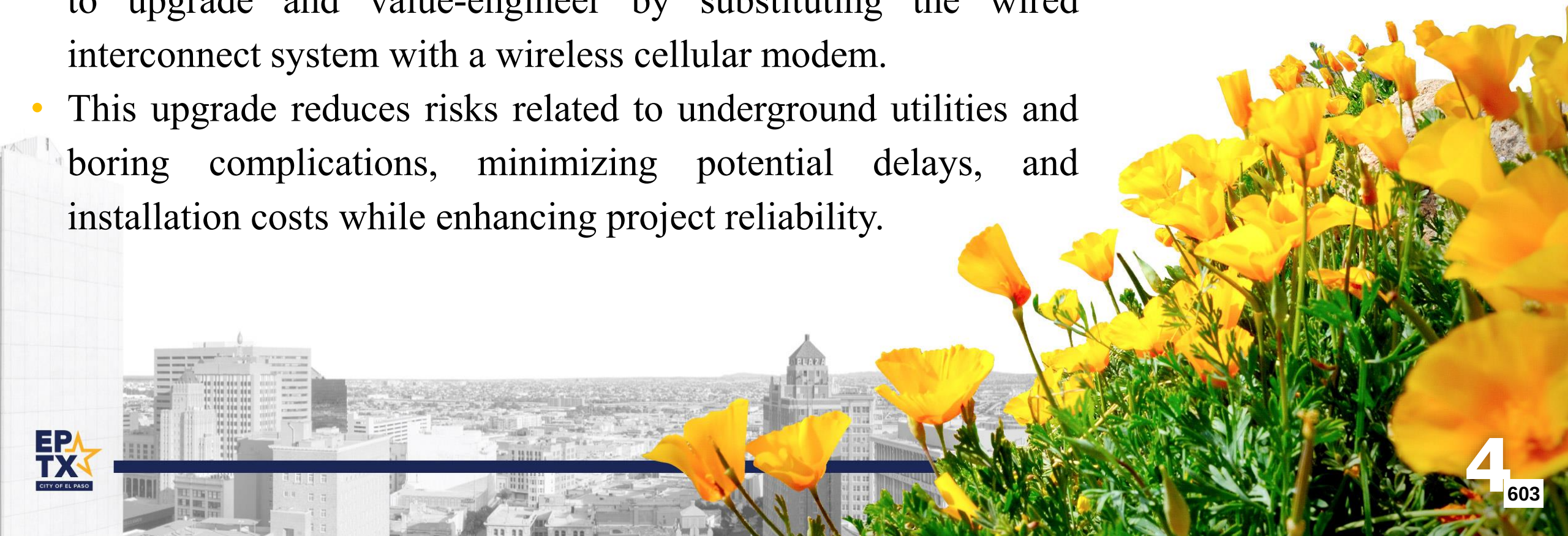
- Relocate and substitute the overhead electrical service for an underground electrical service.
- This change will have a cost impact due to the change in scope required to meet updated conditions. *Cost impact*: *$15,047.00*



# Deductive Change Order Justification

**Interconnect system at Paseo del Norte and Northern Pass Drive intersection.**

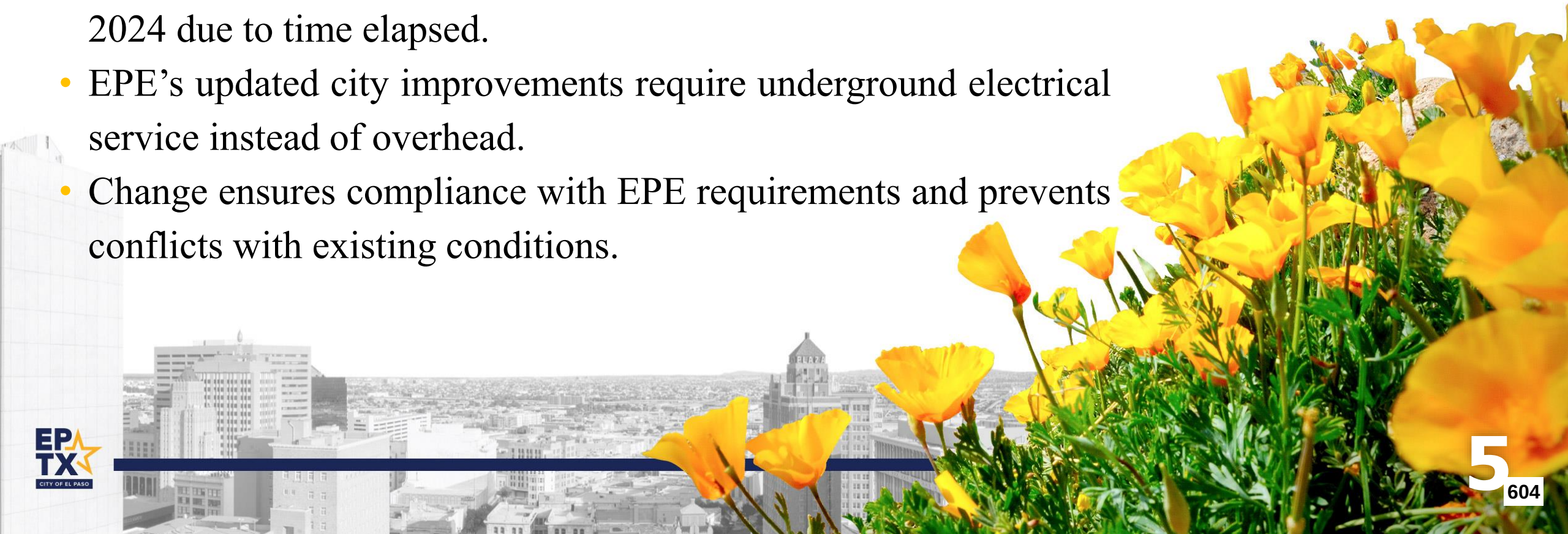
- Coordination with the user department revealed an opportunity to upgrade and value-engineer by substituting the wired interconnect system with a wireless cellular modem.
- This upgrade reduces risks related to underground utilities and boring complications, minimizing potential delays, and installation costs while enhancing project reliability.



# Additive Change Order Justification

**Electrical service at Paseo del Norte and Northwestern Drive intersection.**

- Original design (2019) coordinated with EPE; re-coordinated in 2024 due to time elapsed.
- EPE's updated city improvements require underground electrical service instead of overhead.
- Change ensures compliance with EPE requirements and prevents conflicts with existing conditions.



# Request for Action

That the City Manager or designee, be authorized to effectuate the deductive change order to contract 2024-0472 awarded to ZTEX Construction Inc. by $453,371.60 for a total not to exceed $2,104,406.80

## MISSION



Deliver exceptional services to support a high quality of life and place for our community.

## VISION



Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government.

## VALUES



**I**ntegrity, **R**espect, **E**xcellence, **A**ccountability, **P**eople

# MISIÓN



Brindar servicios excepcionales para respaldar una vida y un lugar de alta calidad para nuestra comunidad

# VISIÓN



Desarrollar una economía regional vibrante, vecindarios seguros y hermosos y oportunidades recreativas, culturales y educativas excepcionales impulsadas por un gobierno de alto desempeño

# VALORES



**I**ntegridad, **R**espeto, **E**xcelencia, **R**esponsabilidad, **P**ersonas

**File #:** 25-874, **Version:** 1

# CITY OF EL PASO, TEXAS
# LEGISTAR AGENDA ITEM SUMMARY FORM

## DISTRICT, DEPARTMENT, CONTACT INFORMATION:

***Please choose District and Department from drop down menu. Please post exactly as example below.***
***No Title's, No emails. Please use ARIAL 10 Font.***

**All Districts**
Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

AGENDA LANGUAGE:

*This is the language that will be posted to the agenda. Please use ARIAL 11 Font.*

Discussion and action to authorize the City Manager to submit a letter of support for the Draft 2026 Unified Transportation Program (UTP), including the proposed authorization of $150 million for SS 320 Borderland Expressway Phase 3 - El Paso (Category 12: Strategic Priority).

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

**DEPARTMENT:** Capital Improvement Department

**AGENDA DATE:** 7/22/25

**PUBLIC HEARING DATE:**

**CONTACT PERSON NAME:** Joaquin Rodriguez, Director of Grant-Fund **PHONE NUMBER:** (915) 212-0065

**DISTRICT(S) AFFECTED:** All

**STRATEGIC GOAL:**

No. 7: Enhance & Sustain El Paso's Infrastructure Network

**SUBGOAL:**

**SUBJECT:**

Discussion and action to authorize the City Manager to submit a letter of support for the Draft 2026 Unified Transportation Program (UTP), including the proposed authorization of $150 million for Borderland Expressway Phase 3 – El Paso (Category 12: Strategic Priority).

**BACKGROUND / DISCUSSION:**

The UTP is TxDOT's 10-year planning and programming roadmap, updated annually and approved by the Texas Transportation Commission. It sets funding priorities across multiple transportation modes—highways, transit, rail, aviation, and freight/international trade—to meet statewide goals in safety, infrastructure preservation, congestion relief, and system performance. The Texas Transportation Commission allocates funds across 12 UTP categories. Projects are scored and prioritized based on performance metrics, state and local coordination, engineering assessments, safety data, and public engagement.

The Borderland Expressway is a strategic bypass around northeast El Paso aimed at rerouting through-truck and regional traffic off I-10 and inner-city roadways. By diverting heavy and through-traffic away from central El Paso, the expressway will ease congestion, reduce crash potential, and improve travel reliability.

**COMMUNITY AND STAKEHOLDER OUTREACH:**

Each year, TxDOT works with its 25 districts, Metropolitan Planning Organizations (MPOs), the public, and state leaders to develop a draft UTP. TxDOT publishes a draft UTP in July for public review. It includes detailed lists of proposed projects, funding categories, and allocations by region. TxDOT conducts virtual or in-person statewide public hearings and may hold additional regional or district-specific meetings.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:**

N/A

| NAME | AMOUNT ($) |
|---|---|
| | |

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

**DEPARTMENT HEAD:** Joaquin Rodriguez, AICP

Digitally signed by Joaquin Rodriguez, AICP
Date: 2025.07.09 13:18:55 -06'00'

**(If Department Head Summary Form is initiated by Purchasing, client department should sign also)**