



City of El Paso Agenda Summary Form

Submitted On: Jun 10, 2026, 11:37AM EDT

City Clerk

Department / Council Office	Planning and Inspections
Agenda Date	May 12, 2026
Public Hearing Date	June 23, 2026
Email of User Submitting Form	gonzalezag@elpasotexas.gov
Contact Person	Kevin W. Smith 9152121566
2nd Contact Person	Alejandra Gonzalez 9152121506
District(s) Affected	District 6
Agenda Item	<p>An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the property described as Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas from O-3, Agriculture to to G-7, Industrial and/or Railyards.</p> <p>Subject Property: Generally Southeast of Americas Ave. and Northeast of North Loop Dr. Applicant: Ben L. Ivey, LTD. Case Number: PLCP26-00001</p>
Issue Statement	The applicant is requesting to revise the Future Land Use Map designation for the subject property from O-3, Agriculture to G-7, Industrial and/or Railyards. The request is being reviewed in accordance with El Paso City Code Title 20 - Zoning and Plan El Paso, the City's Comprehensive Plan.
Background	<p>The applicant is requesting to revise the Future Land Use Map designation from O-3, Agriculture to G-7, Industrial and/or Railyards. City Plan Commission recommended 6-0 to approve the proposed Future Land Use Map amendment on April 23, 2026.</p> <p>As of April 28 2026, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.</p>
Council Options	Approve - Staff and CPC recommendation Approve with Conditions Deny
Committee Review and/or Recommendation	City Plan Commission recommended 6-0 to approve the proposed Future Land Use Map amendment on April 23, 2026.
Community and Stakeholder Outreach (if applicable, as an attachment) – please include	N/A
Related City Policies	El Paso City Code Title 20 - Zoning, Plan El Paso
Prior Council Action	N/A
The City Attorney's Office has reviewed the documents and signed off on the necessary forms	Yes
Amount and Source of Funding	N/A
Enter the elected official's name followed by the amount donated.	N/A
For More Information	Luis Zamora, Chief Planner (915) 212-1552 ZamoraLF@elpasotexas.gov

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR THE PROPERTIES LEGALLY DESCRIBED AS TRACTS 2A6, 2A6B, 2C2 AND 2B2, BLOCK 1, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-3 AGRICULTURE TO G-7, INDUSTRIAL AND/OR RAILYARDS.

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the Comprehensive Plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City’s regulations and policies that directs its physical and economic development; and

WHEREAS, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City’s Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

WHEREAS, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City’s Comprehensive Plan; and

WHEREAS, in some instances when a request to amend the zoning map does not conform to the Future Land Use Map, an amendment to that map may be required; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Future Land Use Map; and

WHEREAS, after conducting a public hearing, the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

1. That the areas identified in “Exhibit A” and legally described as Tracts 2A6, 2A6B, 2C2 and 2B2, Block 1, Ysleta Grant, City of El Paso, El Paso County, Texas, be incorporated into the City’s Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from O-3 Agriculture to G-7, Industrial and/or railyards.
2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long-range general policies for guiding growth and development in the City.

ADOPTED this _____ day of _____, 2026.

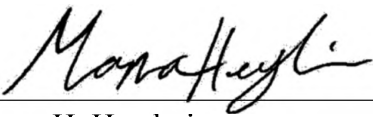
THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Mona H. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:

 for

Philip Etiwe, Director
Planning & Inspections Department

METES AND BOUNDS DESCRIPTION

PARCEL 1

THAT CERTAIN **16.606 ACRE** PARCEL OF LAND, SITUATED WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING A PORTION OF TRACT 2A, YSLETA GRANT BLOCK NO. 1, BEING A PORTION OF THAT CERTAIN 25.193 ACRE PARCEL OF LAND, AS DESCRIBED TO BEN L. IVEY, LTD., OF RECORD IN DOCUMENT NO. 2012-0046828, DEED RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a city monument located at the point of intersection of a curve along Camino Del Rey Drive (right-of-way varies), located within Ranchos Del Rey Unit One, a subdivision of record in Document No. 2013-0079760, Plat Records of El Paso County, Texas, from which a city monument located at the intersection of said Camino Del Rey Drive and Via Placita (right-of-way varies), a private street within Las Placitas Del Rey, a subdivision of record in Book 58, Page 59, Plat Records of El Paso County, Texas, bears South 53°20'10" West, a distance of 814.47 feet, said Point of Commencement having modified Texas Coordinate System of 1983 (Central Zone 4203, U.S. Survey Feet, CSF=1.000231) ground coordinates of N=10,629,513.65, E= 443,623.18;

THENCE South 53°20'10" West, along the centerline of said Camino Del Rey Drive, a distance of 381.46 feet;



THENCE North 36°39'50" West, leaving said centerline, a distance of 29.90 feet to a mag nail with shiner found for the most southerly corner of that certain 4.2962 acre parcel of land, as described to BLI El Paso, LLC, of record in Document No. 2024-0037413, Deed Records of El Paso County, Texas;

THENCE North 37°12'40" West, along the southwesterly line of said 4.2962-acre parcel, being also the northeasterly line of Mesa Drain (approximately 120-foot-wide), as recorded in Book 0317, Page 0477, Deed Records of El Paso County, Texas, a distance of 288.78 feet to a 5/8-inch rebar with plastic cap stamped "KHA", found for the most southerly corner of the herein described parcel and being the **POINT OF BEGINNING**, having modified Texas Coordinate System of 1983 (Central Zone 4203, U.S. Survey Feet, CSF 1.000231) ground coordinates of N= 10,629,539.85, E= 443,124.70;

THENCE North 36°37'58" West, along the southwesterly line of the herein described parcel, being also the northeasterly line of said Mesa Drain, a distance of 380.21 feet (record: North 39°44'00" West, 380.40 feet) to a disturbed 1/2 inch rebar found for the most westerly corner of the herein described parcel, and being the southerly line of Loop 375 (370-foot-wide right-of-way, TxDOT CCSJ 2552-03-049);

THENCE North 41°14'06" East, along the southerly line of said Loop 375, being also the northwesterly line of the herein described parcel, a distance of 1,877.47 feet (record: North 38°08'41" East) to a 1/2 inch rebar with plastic cap stamped "TX6794" set, being the westerly line of Rancho Del Rey Drive (64-foot-wide right-of-way), within Rancho Del Rey Logistics Park Unit 1, a subdivision of Record in Document No. 2024-0066375, Plat Records of El Paso County, Texas;

CONTINUED ON SHEET 2

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972
DATE: <u>11/17/2025</u> FIELD: <u>LC</u> OFFICE: <u>L.J. / M.G.</u> W.O. <u>072425-3</u> FILE: <u>072425-3 TRACT 2-A-6</u> <u>PARCEL 1 M&B.DWG</u> SCALE: <u>N/A</u>	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACT 2A YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS	PREPARED FOR: BEN L. IVEY LTD

THENCE along the southwesterly right-of-way line of said Ranchos Del Rey Drive, being also the northeasterly line of the herein described parcel, the following three (3) courses and distances:

- 1) North 86°14'21" East, a distance of 42.62 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for an angle point,
- 2) South 48°46'00" East, a distance of 311.92 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for an angle point, and
- 3) South 3°45'39" East, a distance of 42.43 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for the most easterly corner of the herein described parcel, and being the northwesterly line of said Camino Del Rey Drive;

THENCE South 41°14'43" West, along the southerly line of the herein described parcel, at 80.83 feet leaving the northwesterly line of said Camino Del Rey Drive, and continuing with the northwesterly line of that certain 28.6675-acre parcel of land, as described to BLI El Paso, LLC, of record in Document No. 2024-0037413, Deed Records of El Paso County, Texas, at 1,436.13 feet passing the most westerly corner of said 28.6675-acre parcel, being also the most easterly corner of said 4.2962-acre parcel, for a total distance of 1957.51 feet (record: South 38°08'41" West) to the **POINT OF BEGINNING**, containing 16.606 acres or 723,375 square feet of land;





CHRISTIAN M. WEGMANN
R.P.L.S. 6794
H2O Terra



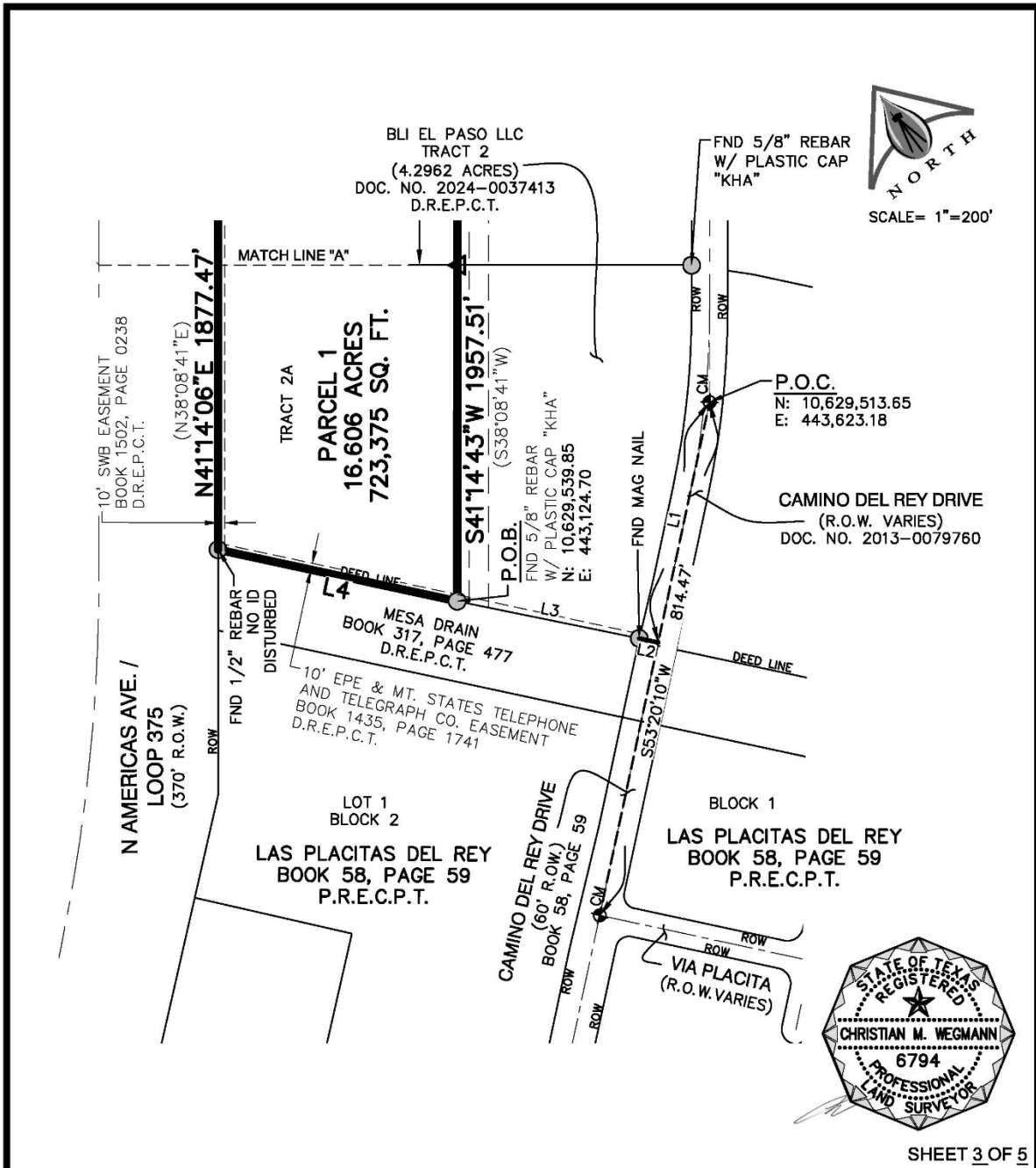
DATE: NOVEMBER 17, 2025

NOTE: A SURVEY PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.



SHEET 2 OF 5

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	
DATE: 11/17/2025 FIELD: LC OFFICE: L.L. / M.G. W.O.: 072425-3 FILE: 072425-3 TRACT 2-A-6 PARCEL 1 M&B.DWG SCALE: N/A	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACT 2A YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-1 M&B.DWG 11/17/25 6:30PM









SHEET 3 OF 5

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	
DATE: 11/17/2025 FIELD: LC OFFICE: L4 / M.G. W.O.: 072425-3 FILE: 072425-3 TRACT 2-A-6 FILE: PARCEL 1 M&B.DWG SCALE: 1" = 200'	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACT 2A YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-1 M&B.DWG 11/17/25 8:31PM

LEGEND

-  BOUNDARY LINE
-  CENTERLINE
-  CITY MONUMENT (AS NOTED)
-  SET 1/2" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 6794, UNLESS OTHERWISE NOTED.
-  CALCULATED POINT
-  FOUND SURVEY MONUMENT (AS NOTED)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- ROW RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°20'10"W	381.46'
L2	N36°39'50"W	29.90'
L3	N37°12'40"W	288.78'
L4	N36°37'58"W	380.21'
L5	N86°14'21"E	42.62'
L6	S48°46'00"E	311.92'
L7	S3°45'39"E	42.43'



(N39°44'00"W 380.40')

SURVEY NOTES:

- THE HORIZONTAL DATUM IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203). DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES, USING A COMBINED SCALE FACTOR (CSF) OF 1.00023100, SCALED AT N=0, E=0.
- UNIT OF MEASURE: U.S. SURVEY FEET
- THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.
- BEARINGS AND/OR DISTANCES IN PARENTHESIS () ARE LISTED TO RECITE RECORD INFORMATION PER WARRANTY DEED TO BEN L. IVEY, LTD., RECORDED IN DOCUMENT NO. 2012-0046828, DEED RECORDS OF EL PASO COUNTY, TEXAS.



SHEET 5 OF 5

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	H ₂ Terra
DATE: 11/17/2025 FIELD: LC OFFICE: L.I. / M.G. W.O.: 072425-3 FILE: 072425-3 TRACT 2-A-6 SCALE: PARCEL 1 M&B.DWG N/A	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACT 2A YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-1 M&B.DWG 11/17/25 5:33PM

METES AND BOUNDS DESCRIPTION
PARCEL 2

THAT CERTAIN **8.003 ACRE** PARCEL OF LAND, SITUATED WITHIN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING A PORTION OF TRACTS 2A, 2B, AND 2C, YSLETA GRANT BLOCK NO. 1, AND BEING A PORTION OF THAT CERTAIN 25.193 ACRE PARCEL OF LAND, AS DESCRIBED TO BEN L. IVEY, LTD, OF RECORD IN DOCUMENT NO. 2012-0046828, DEED RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO A PORTION OF SAID TRACT 2A, AS DESCRIBED TO IVEY INVESTMENTS, LTD., OF RECORD IN BOOK 809, PAGE 1653, DEED RECORDS OF EL PASO COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 1.405 ACRE TRACT OF LAND, AS DESCRIBED TO IVEY INVESTMENTS, LTD., OF RECORD IN BOOK 955, PAGE 1015, DEED RECORDS OF EL PASO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a city monument located at the point of intersection of a curve along Camino Del Rey Drive (variable width right-of-way), located within Ranchos Del Rey Unit One, a subdivision of record in Document No. 2013-0079760, Plat Records of El Paso County, Texas, from which a city monument located at the intersection of said Camino Del Rey Drive and Via Placita (right-of-way varies), a private street within Las Placitas Del Rey, a subdivision of record in Book 58, Page 59, Plat Records of El Paso County, Texas, bears South 53°20'10" West, a distance of 814.47 feet, said Point of Commencement having modified Texas Coordinate System of 1983 (Central Zone 4203, U.S. Survey Feet, CSF=1.000231) ground coordinates of N=10,629,513.65, E= 443,623.18;

THENCE South 53°20'10" West, along centerline of said Camino Del Rey Drive a distance of 381.46 feet;

THENCE North 36°39'50" West, leaving said centerline, a distance of 29.90 feet to the most southerly corner of that certain 4.2962-acre parcel of land, as described to BLI El Paso, LLC, of record in Document No. 2024-0037413, Deed Records of El Paso County, Texas;

THENCE North 37°12'40" West, along the southwesterly line of said 4.2962 acre parcel, being also the northeasterly line of Mesa Drain (approximately 120 foot wide), as recorded in Book 0317, Page 0477, Deed Records of El Paso County, Texas, a distance of 288.78 feet to a 5/8 inch rebar with plastic cap stamped "KHA" found for the most southerly corner of said 25.193 acre parcel, and being the most westerly corner of said 4.2962-acre parcel;



THENCE North 41°14'43" East, along the southeasterly line of said 25.193-acre parcel, a distance of 2,081.53 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for the easterly south corner of the herein described parcel, being the westerly line of Rancho Del Rey Drive (64-foot right-of-way), within Ranchos Del Rey Logistics Park Unit 1, a subdivision of record in Document No. 2024-0066375, Plat Records of El Paso County, Texas, and being the **POINT OF BEGINNING**, having modified Texas Coordinate System of 1983 (Central Zone 4203, U.S. Survey Feet, CSF=1.000231) ground coordinates of N=10,631,104.94, E= 444,497.02;

THENCE along the westerly line of said Ranchos Del Rey Drive, the following three (3) bearings and distances:

- 1) South 86°14'21" West, a distance of 42.44 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set,
- 2) North 48°46'00" West, a distance of 311.92 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set, and
- 3) North 3°45'39" West, a distance of 42.65 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for the most westerly corner of the herein described parcel, said point being the southerly line of Loop 375 (370 foot right-of-way, TxDOT CCSJ 2552-03-049);

CONTINUED ON SHEET 2

SHEET 1 OF 4

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	
DATE: <u>NOVEMBER 18, 2025</u> FIELD: <u>L.C.</u> OFFICE: <u>L.I. / M.G.</u> W.O.: <u>072425-3</u> FILE: <u>072425-3 TRACT 2-A-6</u> <u>PARCEL 2 M&B.DWG</u> SCALE: <u>N/A</u>	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACTS 2A, 2B AND 2C YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-2 M&B.DWG 11/18/25 3:39PM

THENCE North 41°14'06" East, along said southerly line, a distance of 909.02 feet to the most northerly corner of the herein described parcel, and being the most northerly corner of said 25.193-acre parcel, witnessed by a 1/2-inch rebar found at South 02°32' East, 0.6 feet;

THENCE South 48°45'39" East, a distance of 372.25 feet to a 1/2-inch rebar with plastic cap stamped "TX6794" set for the most easterly corner of the herein described parcel, and being the northerly line of Camino Del Rey Drive (64-foot right-of-way), located within said Ranchos Del Rey Logistics Park Unit 1;

THENCE South 41°14'42" West, along said northerly right-of-way line, a distance of 909.14 feet to the **Point of Beginning**, containing 8.003 acres or 348,621 square feet of land.





CHRISTIAN M. WEGMANN
R.P.L.S. 6794
H2O Terra



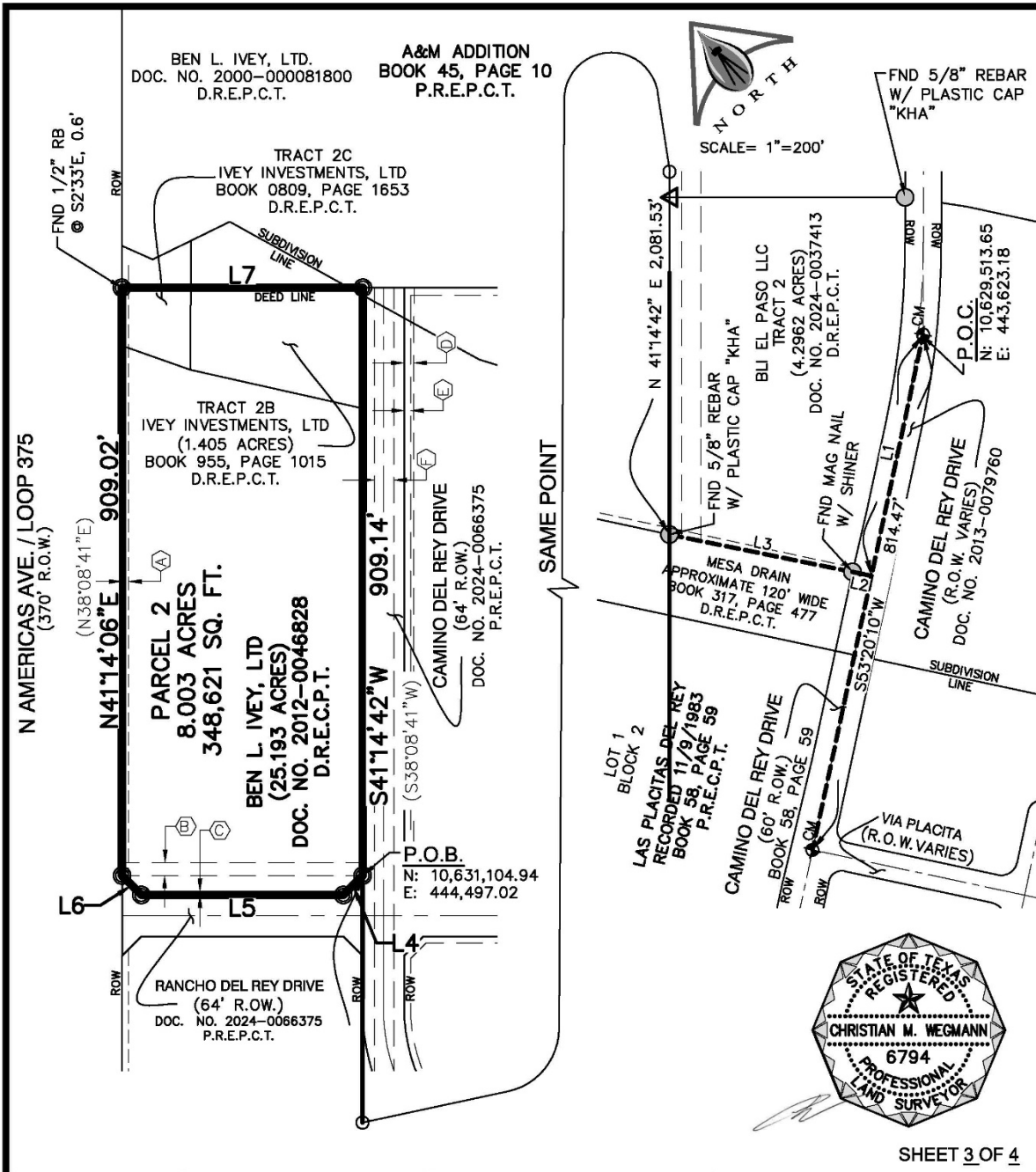
Date: NOVEMBER 18, 2025

NOTE: A SURVEY PLAT OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.



SHEET 2 OF 4

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	
DATE: <u>NOVEMBER 18, 2025</u> FIELD: <u>LC</u> OFFICE: <u>L4 / M.G.</u> W.O. <u>072425-3</u> FILE: <u>072425-3 TRACT 2-A-6</u> <u>PARCEL 2 M&B.DWG</u> SCALE: <u>N/A</u>	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACTS 2A, 2B AND 2C YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-2 M&B.DWG 11/18/25 3:41PM









SHEET 3 OF 4

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	
DATE: NOVEMBER 18, 2025 FIELD: L.C. OFFICE: L.V. / M.G. W.O. 072425-3 FILE: 072425-3 TRACT 2-A-6 PARCEL 2 M&B.DWG SCALE: 1" = 200'	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACTS 2A, 2B AND 2C YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 H₂Terra ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-2 M&B.DWG 11/18/25 3:41PM







LEGEND

-  BOUNDARY LINE
-  CENTERLINE
-  CM
CITY MONUMENT
-  SET 1/2" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED TX 6794, UNLESS OTHERWISE NOTED.
-  CALCULATED POINT
-  FOUND SURVEY MONUMENT (AS NOTED)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R.E.P.C.T. DEED RECORDS OF EL PASO COUNTY TEXAS
- P.R.E.P.C.T. PLAT RECORDS OF EL PASO COUNTY, TEXAS
- ROW RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°20'10"W	381.46'
L2	N36°39'50"W	29.90'
L3	N37°12'40"W	288.78'
L4	S86°14'21"W	42.44'
L5	N48°46'00"W	311.92'
L6	N3°45'39"W	42.65'
L7	S48°45'39"E	372.25'

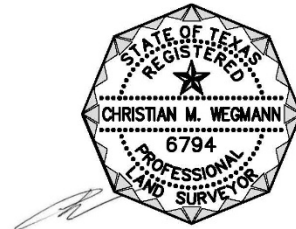
(S51°51'19"E, 371.92')

EASEMENT CHART



-  A. 10' SWB EASEMENT, BOOK 1502, PAGE 0238, D.R.E.P.C.T.
-  B. 20' PSB UTILITY EASEMENT, DOC. NO. 2000-0086797, D.R.E.P.C.T.
-  C. 5' IRRIGATION EASEMENT (SHOWN ON RANCHO DEL REY LOGISTICS PARK UNIT 1, RECORDED IN 2024-0066375, P.R.E.P.C.T.)
-  D. 15' DRAINAGE EASEMENT, DOC. NO. 2024-0066375, P.R.E.C.P.T.
-  E. 10' UTILITY EASEMENT, DOC. NO. 2024-0066375, P.R.E.C.P.T.
-  F. 30' PSB EASEMENT, BOOK 1899, PAGE 1845, D.R.E.P.C.T.

SURVEY NOTES:

- THE HORIZONTAL DATUM IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203). DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES, USING A COMBINED SCALE FACTOR (CSF) OF 1.00023100, SCALED AT N=0, E=0.
- UNIT OF MEASURE: U.S. SURVEY FEET
- THIS SURVEY MAY BE SUBJECT TO OTHER EASEMENTS AND COVENANTS OF RECORD NOT SHOWN. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.
- BEARINGS AND/OR DISTANCES IN PARENTHESIS () ARE LISTED TO RECITE RECORD INFORMATION PER WARRANTY DEED TO BEN L. IVEY, LTD., RECORDED IN DOCUMENT NO. 2012-0046828, DEED RECORDS OF EL PASO COUNTY, TEXAS.



SHEET 4 OF 4

FILING INFORMATION	CERTIFICATION	BOUNDARY SURVEY	H ₂ Terra
DATE: <u>NOVEMBER 18, 2025</u> FIELD: <u>LC</u> OFFICE: <u>LJ / M.G.</u> W.O. <u>072425-3</u> FILE: <u>072425-3 TRACT 2-A-6</u> <u>PARCEL 2 M&B.DWG</u> SCALE: <u>N/A</u>	I hereby certify that the foregoing Boundary Survey was made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey.  CHRISTIAN M. WEGMANN R.P.L.S. 6794	A PORTION OF TRACTS 2A, 2B AND 2C YSLETA GRANT BLOCK NO. 1 CITY OF EL PASO EL PASO COUNTY, TEXAS PREPARED FOR: BEN L. IVEY LTD	 ENGINEERING. SURVEYING. SOLUTIONS. TBPE FIRM NO. F-2103 TBPLS FIRM NO. 10060700 2020 E. MILLS AVENUE El Paso, TX 79901 (915) 533-1418 FAX: (915) 533-4972

X:\Ben L. Ivey LTD\072425-3 Tract 2-A-6 Americas Rezoning\03 - Survey\05 - Dwg\072425-3 TRACT-2-A-6 PARCEL-2 M&B.DWG 11/18/25 3:42PM

Americas and Rancho Del Rey

City Plan Commission — April 23, 2026



CASE NUMBER: PLCP26-00001
CASE MANAGER: Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER: Ben L. Ivey, LTD.
REPRESENTATIVE: H2O Terra
LOCATION: Generally Southeast of Americas Ave. and Northeast of North Loop Dr. (District 6)
PROPERTY AREA: 24.61 acres
REQUEST: Adjust the Future Land Use Map designation from O-3 Agriculture to G-7, Industrial and/or Railyards
RELATED APPLICATIONS: PZR25-00029, Rezoning; SUSU25-00049, Subdivision
PUBLIC INPUT: N/A

SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use Map designation for the subject property, from O-3, Agriculture to G-7, Industrial and/or Railyards, to accommodate a proposed commercial development.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of adjacent commercial developments and the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use Map designation.

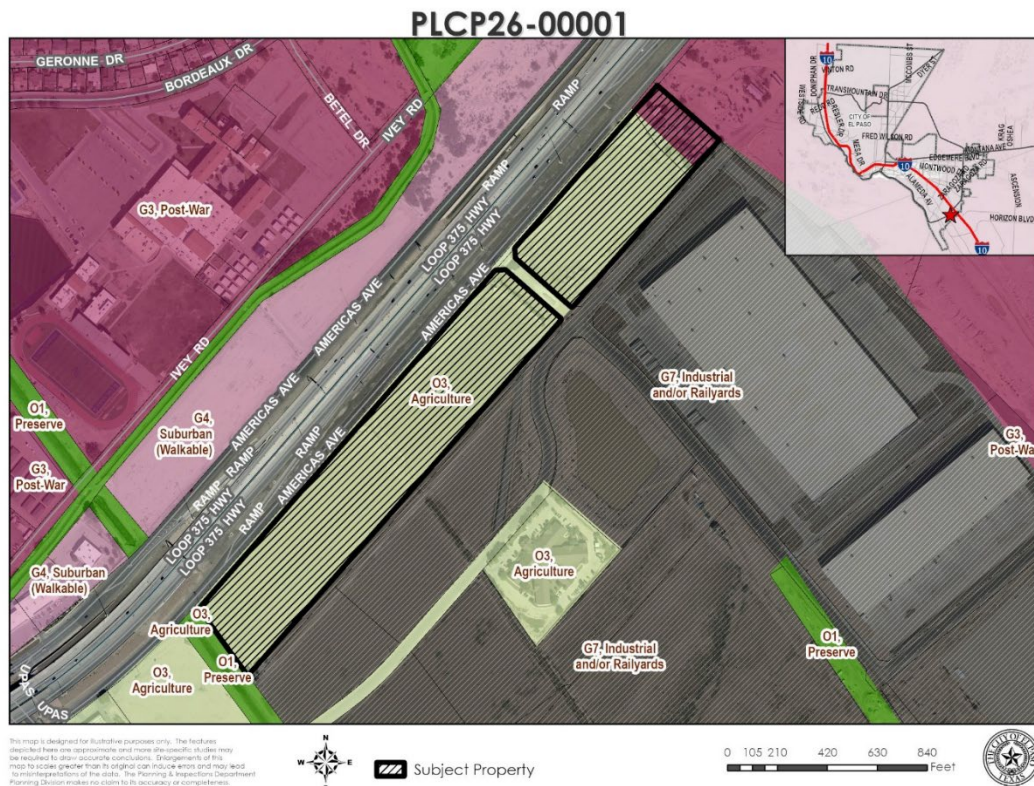


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City’s comprehensive plan, to adjust the Future Land Use Map (FLUM) designation for the subject property, from O-3, Agriculture to G-7, Industrial and/or Railyards, to accommodate a proposed commercial development. The subject property is 26.61-acres in size and fronts Americas Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed G-7, Industrial and/or Railyards FLUM designation would match the existing designation on adjacent properties. Properties located to the south and east are designated G-7, Industrial and/or Railyards and consists of a general warehousing development. The existing and proposed C-4 (Commercial) zoning district falls in character with the policies of the proposed G-7, Industrial and/or Railyards FLUM designation and would permit expansion of existing commercial development.

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed Future Land Use designation for the property:</p> <p>G-7 – Industrial: This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town</p>	<p>Yes. <i>Plan El Paso</i> calls out the G-7, Industrial and/or Railyards FLUM designation as appropriate for commercial and industrial development, which is in accordance with the proposed uses.</p>

THE PROPOSED DESIGNATION’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	<p>N/A. The proposed development is not within any historic districts or study area plan boundaries.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.</p>	<p>The adjacent properties are already zoned for higher commercial and industrial uses and fall under the G-7, Industrial and/or Railyards FLUM designation. The request will serve to align the subject property designation to match existing and future development in the area as agricultural uses have ceased to operate.</p>
<p>Natural Environment: Anticipated effects on the natural environment.</p>	<p>There are no anticipated negative effects on the natural environment. The subject property is currently inactive farmland and vacant open land. The existing irrigation canals and drainage laterals adjacent to the development will not be modified.</p>
<p>Stability: Whether the area is stable or in transition.</p>	<p>The surrounding area is in transition from farmland to higher commercial and industrial uses and the uses are better aligned to the abutting major highway.</p>
<p>Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.</p>	<p>The established area comprises of commercial and light industrial properties zoned for high-intensity uses. As the area is in transition, the existing O-3, Agriculture FLUM designation is no longer appropriate.</p>

RELATED APPLICATIONS: This case is related to application number PZRZ25-00029, which requests to rezone the subject property from A-O/sc (Apartment/Office/special contract) to C-4/sc (Commercial/special contract) to allow for a proposed commercial development. There is also subdivision application (SUSU25-00049) dedicating right-of-way on a portion of the subject property, which was approved as a Major Final under Rancho Del Rey Logistics Park Unit 3 and is pending recordation.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the 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 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 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. Metes and Bounds and Survey
2. Department Comments

ATTACHMENT 2

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the request. The proposed development is in keeping with the character of adjacent commercial developments and the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use Map designation.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval with no comments.

Planning and Inspections Department – Land Development

1. Onsite ponding areas, “The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, SDM, and DDM Section 11.1).” This commercial area is not part of the Rancho del Rey Logistics Unit 1 area.
2. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event at the time of grading permit.
3. The property is in the flood zone “AH” and “B”. Comply with all FEMA requirements.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objection to application.

Street Lights Department

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

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.

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.

Contract Management

No objection to application.

Sun Metro

No comments received.

El Paso Water

EPWU-PSB Comments

Expected peak water demand and peak wastewater flows.

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

Water

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

There is an existing 48-inch diameter water transmission main that extends along an existing 30-foot PSB easement east of the property. This main then extends west along Camino Del Rey Drive. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 42-inch diameter water transmission main that extends along Rancho Del Rey Drive. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

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

Previous water pressure from fire hydrant #11037 last tested 12/2/2025 located approximately 728 feet east of the intersection between Camino Del Rey and Via Placita Street has yield a static pressure of 108 psi, a residual pressure of 100 psi, and a discharge of 1,384 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 Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

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

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

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

General

Pretreatment of wastewater may be required depending on type of development.

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

No building, reservoir, structure, parking stalls or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWater-PSB easement without the written consent of EPWater-PSB. The Developer shall refrain from constructing rock walls, signs, buildings, curbs or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water, sanitary sewer main and facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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

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

EPWater-PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

- Portions of the proposed subdivision lie within a FEMA-designated Special Flood Hazard Area (SFHA) per the current/preliminary FIRM. Development and improvements must be reasonably designed using the best available flood hazard data (including preliminary FIRM and associated FIS) to reduce exposure to flood hazards, per Section 18.60.210.
- Any development within Special Flood Hazard Areas shall comply with Section 18.60- Flood Damage Prevention and Section 19.19- Stormwater Management Requirements of the City of El Paso’s Municipal Code.
- New construction or improvements within a special flood hazard area shall have their lowest floor elevated by a minimum of one foot above the base flood elevation (BFE).
- As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
- The proposed ponding areas shown shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the ponds as “Private”.

Texas Department of Transportation

No comments received.

Texas Gas Service

No comments.

911 District

No comments or concerns.

El Paso Electric Company

Please note the existing electrical lines within the area, any grade changes will need to be approved prior to construction. We have attached a copy of the Right of Way Guidelines for the developer.