

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

AGENDA DATE: May 21, 2024
PUBLIC HEARING DATE: June 11, 2024

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

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 all of Tracts 90-A, 92, and 93, S.A. & M.G. Railroad Survey #267, City of El Paso, El Paso County, Texas from R-4 (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: North of Thorn and West of Doniphan
Applicant: David Ballard, PZRZ24-00003

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-3 (Residential) to C-3 (Commercial) to allow for a proposed office and self-storage facility. City Plan Commission recommended 8-0 to approve with conditions of the proposed rezoning on April 4, 2024. As of May 6, 2024, the Planning Division has received an email in support of the rezoning request from the public. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 90-A, 92, AND 93, S.A. & M.G. RAILROAD SURVEY #267, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (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 All of Tracts 90-A, 92, and 93, S.A. & M.G. Railroad Survey #267, *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-4 (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 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 fifteen feet (15') on center along the property line abutting residential 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.*
2. *That semi-truck parking area shall be located no closer than 20 ft. to any residential lots.*
3. *That major motor vehicle repair and car sale lot uses be prohibited on the subject property.*
4. *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. At the time of the detailed site development plan review, the traffic engineer shall review and determine if a Traffic Impact Analysis (TIA) will be required. If required, the TIA shall be approved prior to the 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.

ADOPTED this _____ day of _____, **2024.**

THE CITY OF EL PASO

Oscar Leoser
Mayor

(Additional Signatures following page)

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00003

ATTEST:

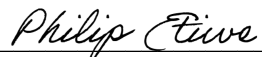
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

Zoning Case No: PZRZ24-00003

EXHIBIT "A"

PROPERTY DESCRIPTION

5313-5317 MACE STREET

Description of a parcel of land being all of Tracts 90-A, 92 and 93, S.A. & M.G. Railroad Survey #267, City of El Paso, El Paso County, Texas, being those same parcels recorded in Clerk's File #20220046226 (and individually: Tract 90-A in book 1193, page 605; Tract 92 in book 455, page 273; Tract 93 in book 590, page 281), El Paso County Clerks Records, and described as follows;

Commencing for reference at a chiseled "V" on concrete, found at the corner of Tract 72-B-1, said "V" also lying on the easterly R.O.W. of Doniphan Drive (80' wide); Thence, with said easterly R.O.W. of said Doniphan Drive, North 18°16'00" West a distance of 164.04' to the most westerly corner of Tract 94 (also described in said book 455, page 273), also being the most southerly corner of Tract 89 (recorded in clerk's file #20210053659); Thence, with the common line between said Tracts 89 and 94, North 71°44'00" East a distance of 403.00' (381.00' shown on tax map in error) to a 1/2" rebar found at the most easterly corner of said Tract 89, also being the most southerly corner of said Tract 90-A, and being the "Point Of Beginning";

Thence, along the common boundary between said Tracts 89 and Tract 90-A, North 18°16'00" West a distance of 125.00' to a 5/8" rebar with cap stamped "5372" found at the most westerly corner of said Tract 90-A, and also lying on the southeasterly boundary line of Selden Place (recorded in clerk's file #20200022308);

Thence, with said southeasterly boundary line of Selden Place, North 71°44'00" East a distance of 299.90' to a 5/8" rebar with cap stamped "5372" found at the most northerly corner of said Tract 90-A and also being the most easterly corner of Tract 85 (recorded in volume 3385, page 186), and lying on the southwesterly R.O.W. of Mace Street (dedicated in book 43, page 18, Plat Records of El Paso County);

Thence, with said southwesterly R.O.W. of Mace Street, the following three courses:

- South 18°16'00" East a distance of 66.40' to a 5/8" rebar with cap stamped "5372" found for an angle point of said ROW;
- with the boundary line of that parcel recorded in book 427, page 336, South 71°44'00" West a distance of 17.34' to a 5/8" rebar with cap stamped "5372" found for an angle point of said ROW;
- continuing with said boundary line of that parcel recorded in book 427, page 336, South 18°16'00" East a distance of 58.60' to a 5/8" rebar with cap stamped "5372" found at the most easterly corner of said Tract 90-A, and also lying on the northwesterly boundary line of Tract 91 (recorded in book 673, page 300);

Thence, with the common boundary line between said Tracts 90-A and 91, South 71°44'00" West a distance of 99.76' to a 5/8" rebar with cap stamped "5372" found at the most westerly corner of said Tract 91, and also being the most northerly corner of said Tract 92;

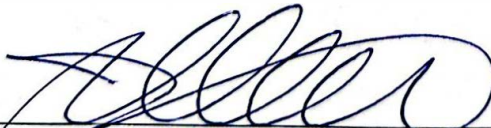
Thence, with the common boundary line between said Tracts 91 and 92, South 18°16'00" East a distance of 53.00' to a 5/8" rebar with cap stamped "5372" found at the most easterly corner of said Tract 92, and also being the most southerly corner of said Tract 91;

Thence, with the southeasterly boundary line of said Tract 92, South 71°44'00" West a distance of 177.00' (178.50' shown on tax map in error) to a 5/8" rebar with cap stamped "5372" found at the most southerly corner of said Tract 93, also being the most easterly corner of said Tract 94;

Thence, with the common boundary line between said Tracts 93 and 94, North 18°16'00" West a distance of 53.00' to a 5/8" rebar with cap stamped "5372" found for the most westerly corner of said Tract 93, and also being the most northerly corner of said Tract 94;

Thence, with the northwesterly boundary line of said Tract 94, South 71°44'00" West a distance of 5.80' to the "Point Of Beginning" and containing 45,852 sq. ft. or 1.0526 acres.

Based on a field survey performed under my supervision and dated 08/16/2022 and updated on 12/06/2023


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

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



North of Thorn and West of Doniphan

City Plan Commission — April 4, 2024



CASE NUMBER: PZRZ24-00003
CASE MANAGER: Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER: Martha M. Santana
REPRESENTATIVE: TJ Karam
LOCATION: Generally North of Thorn Ave. and West of Doniphan Dr. (District 1)
PROPERTY AREA: 1.05 acres
REQUEST: Rezone from R-4 (Residential) to C-3 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: Received an email in support as of March 28, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-4 (Residential) to C-3 (Commercial) to allow for proposed office and self-storage warehouse.

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 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 fifteen feet (15') on center along the property line abutting residential 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.*
2. *That commercial truck loading and unloading area for deliveries shall be located no closer than 20 feet to any residential lots.*
3. *That major motor vehicle repair and car sale lot uses be prohibited on the subject property.*
4. *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. At the time of the detailed site development plan review, the traffic engineer shall review and determine if a Traffic Impact Analysis (TIA) will be required. If required, the TIA shall be approved prior to the issuance of any certificates of occupancy or certificates of completion.*

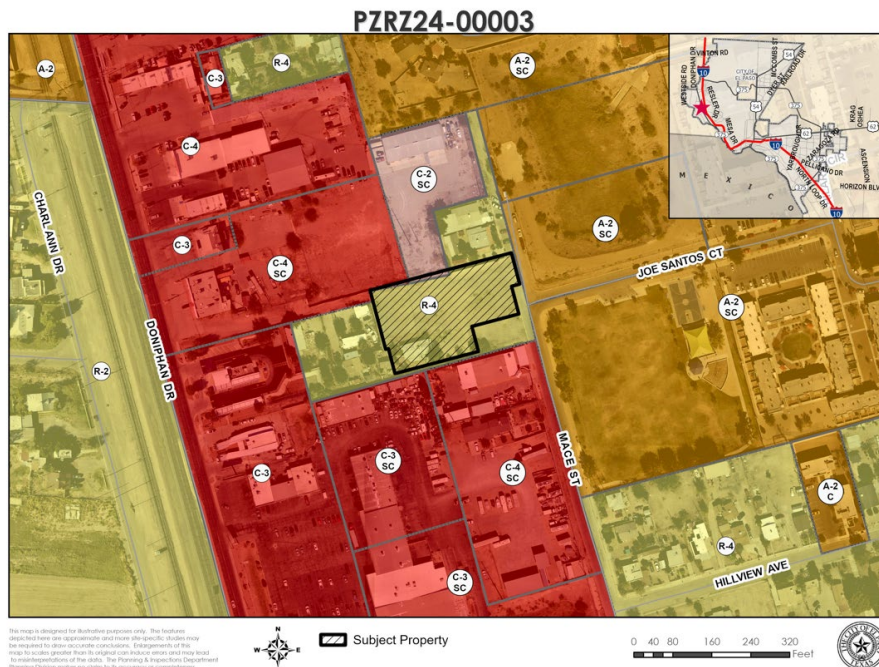


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-4 (Residential) to C-3 (Commercial) to allow for proposed office and self-storage warehouse. The size of the property is 1.05 acres. The property is currently vacant. The conceptual site plan shows a proposed building on the property. Main access to the property is proposed from Mace Street.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is permitted by right in the C-3 (Commercial) zoning district. Properties to the north are zoned R-4 (Residential), C-2 (Commercial), and C-4 (Commercial). The existing uses consist of multi-family dwelling, office warehouse, and a vacant lot; to the south are zoned R-4 (Residential) and C-4 (Commercial) and consist of vacant lot, contractor's yard, and major motor vehicle repair; to the east is zoned A-2 (Apartment) and consist of ponding area and park; and to the west is zoned R-4 (Residential) and consist of single-family dwellings. The closest school is St. Mark's Middle School located 0.51 mile away and the closest park is Thorn Park located 0.01 mile away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-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.</p>	<p>Yes. The subject property is proposed to be developed into commercial development, which is in character with the future land use designation of <i>Plan El Paso</i>.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-3 (Commercial) District: The purpose of these districts 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 other and to provide for a wide range of types of commercial activity, including light automobile related uses.</p>	<p>Yes. The proposed C-3 (Commercial) zoning district will provide for the integration of commercial uses with adjacent C-2, C-3, and C-4 (Commercial) zoning districts in the surrounding area. Conditions are recommended to safeguard single-family uses allowed in the proximity.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. The subject property has access to Mace Street, which is designated as local street in the City's Major Thoroughfare Plan. In addition, it is close to Doniphan Drive to the west and Thorn Avenue to the south, which are designated as freeway and collector, respectively.</p>

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
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 Mace Street which is designated as local street in the City's Major Thoroughfare Plan. Mace Street connects to Thorn Avenue to the south designated as a collector located 0.18 miles. Additionally, Doniphan to the west is also designated as a freeway located 0.13 miles. The classification of these roads is appropriate for the proposed development. Although pursuant to requirements for this rezoning request, a Traffic Impact Analysis deferral letter has been submitted and is under review by the City of El Paso's Streets and Maintenance Department as well as by the Texas Department of Transportation at the time of the subdivision platting stage. Prior to development, the subject property will need to be formally subdivided and necessary infrastructure will be addressed at that time. There are at least five (5) bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 0.20 miles away along Doniphan Drive.

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 March 21, 2024. As of March 28, 2024, the Planning Division has received an email in support of 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.

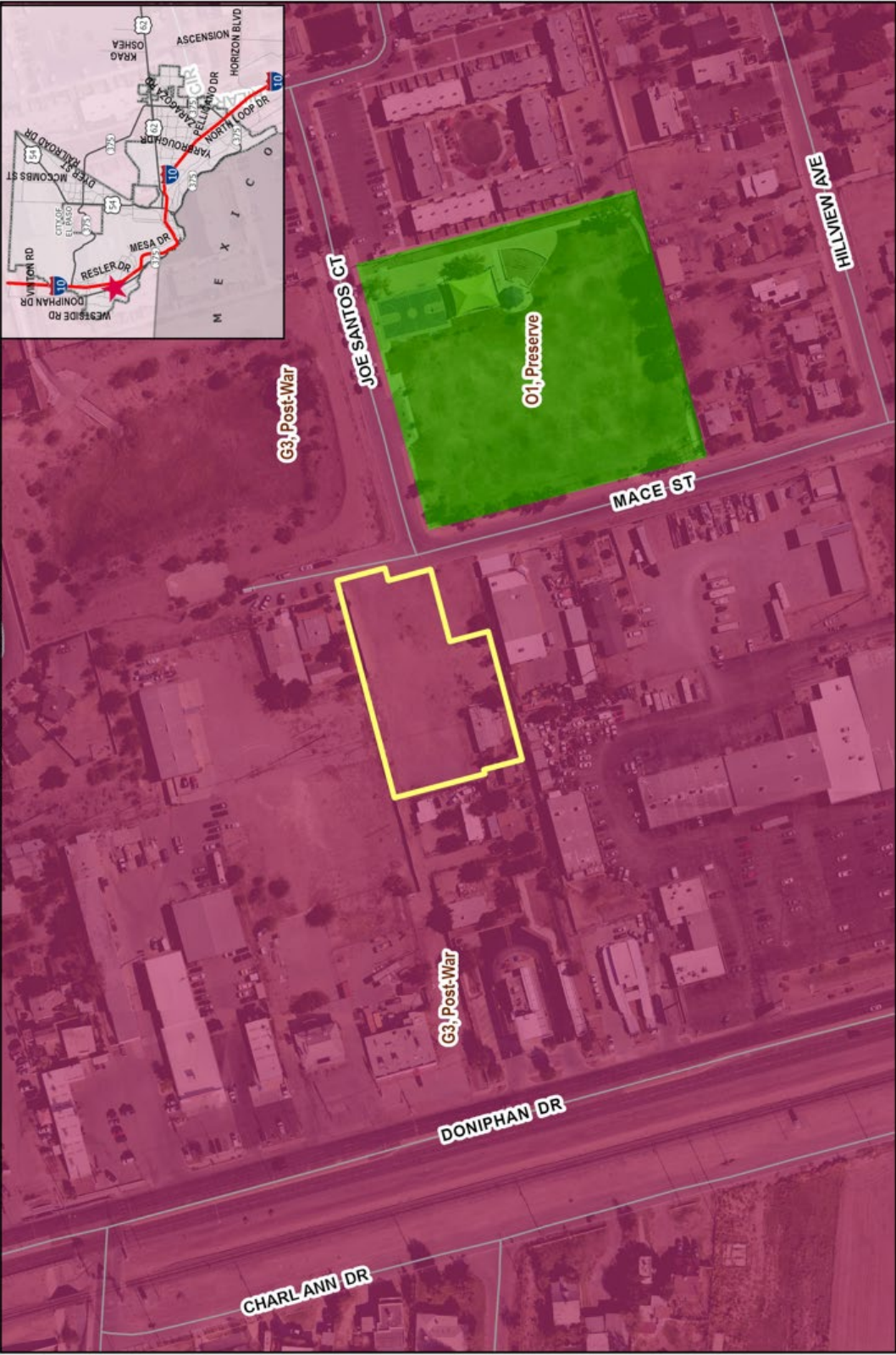
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
3. **Recommend Denial** 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
5. Email in Support

ATTACHMENT 1

PZR24-00003

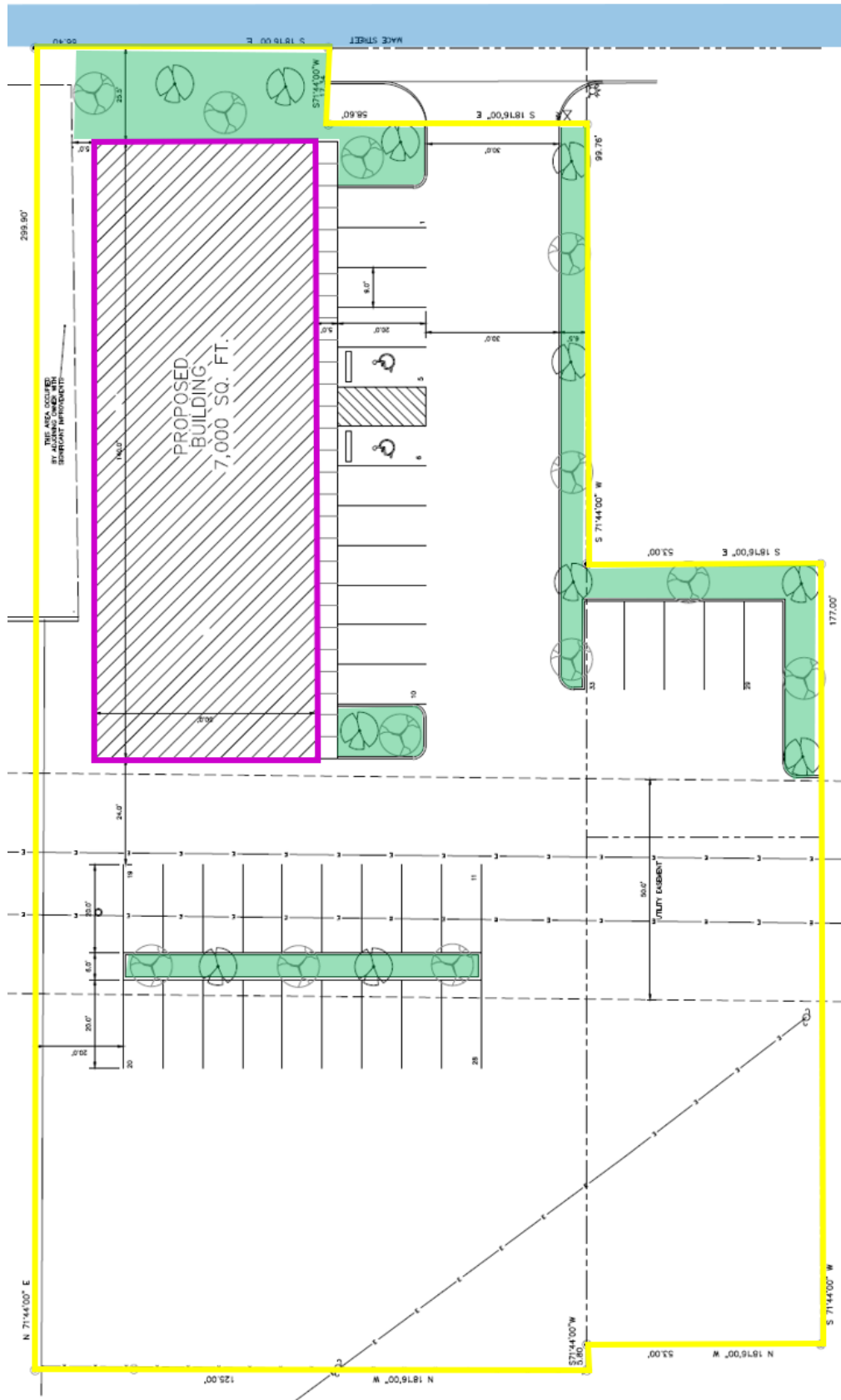


Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map may be made for informational purposes only and are not to be used for engineering or construction purposes. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.

ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request from R-4 to C-3 with the following conditions:

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 fifteen feet (15') on center along the property line abutting residential 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.*
2. *That commercial truck loading and unloading area for deliveries shall be located no closer than 20 feet to any residential lots.*
3. *That major motor vehicle repair and car sale lot uses be prohibited on the subject property.*
4. *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. At the time of the detailed site development plan review, the traffic engineer shall review and determine if a Traffic Impact Analysis (TIA) will be required. If required, the TIA shall be approved prior to the 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. A portion of the property area will be in the Flood zone according to the preliminary future FEMA maps. Meaning; that according to current maps from FEMA, the property is not in the flood zone area, but the property will be in the flood zone area in the future when new maps become effective. It is recommended to build 1 foot above the preliminary BFE for the affected lots.
2. There are three separate properties in this project, coordinate with planning to comply.
3. The properties 5317, 5313, 5325, 5329, and 5321 are landlocked, provide access, utilities, and drainage easements if required.
4. A portion of Mace St. is not completed (paving, curb and gutter, and sidewalk), they have to complete their portion of the property at the time of Building permit .

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

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments received.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections to the rezoning request. Traffic Impact Analysis (TIA) is required. Your request for TIA deferment for the subject application is approved.

Note: TIA is deferred to Subdivision platting stage.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

The site plan shall show the existing 20-foot PSB easement and the existing 6-inch diameter water main within the property, described below.

Water:

There is an existing 6-inch diameter water main that extends within the property in a 20-foot PSB easement. The alignment of the line varies. First, the line extends 270-feet west of Mace St. The line then extends 105-feet north. Finally, the line extends 225-feet west. This main is available for service.

There is an existing 8-inch diameter water main that extends along Mace St., located approximately 19-feet west of the east right-of-way line. This main is available for service.

EPWater-PSB records indicate two vacant ¾-inch water service connections (inactive meters) serving the subject property. The address for these services is 5313 Mace St. and 5317 Mace St., respectively.

Previous water pressure readings from fire hydrant #7573, located at the intersection of Mace St. and Joe Santos Ct., have yielded a static pressure of 70 (psi), a residual pressure of 62 (psi), and a discharge flow of 1,061 (gpm).

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within a 20-foot PSB easement. The main extends east of Doniphan Dr. and dead ends at the northwestern corner of the property. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main that extends along Mace St., located approximately 10-feet east of the west right-of-way line. This main is available for service.

There is an existing 24-inch diameter dual force main that extends along Mace St., located approximately 20-feet east of the west right-of-way line. No direct service connections are allowed to this main.

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, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easement(s). There shall be at least a 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated to public water and/or sanitary sewer facilities shall comply with EPWater-PSB Easement Policy. The PSB easement(s) shall be improved to allow the operation of EPWater-PSB maintenance vehicles. EPWater-PSB requires access to the proposed water facilities, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

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

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

Stormwater:

No comments received.

Texas Department of Transportation

Not abutting on TXDOT ROW.

El Paso County Water Improvement District No. 1

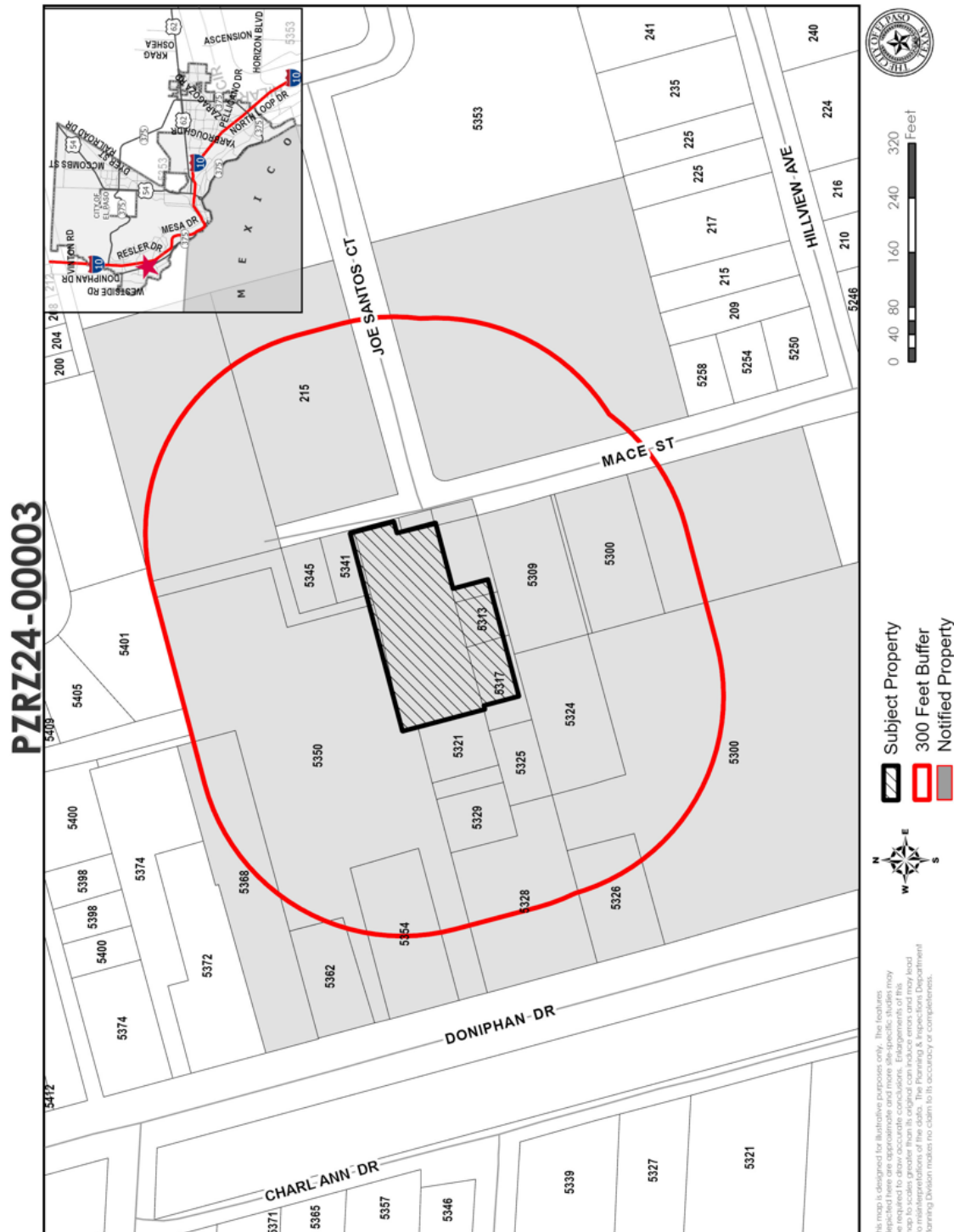
No comments received.

Texas Gas Service

No objections.

911 District

No comments/concerns regarding this re-zoning.



ATTACHMENT 5

3/20/24, 8:02 AM

Gmail - MACE STREET IMPROVEMENTS



TJ Karam <tjkaram1@gmail.com>

MACE STREET IMPROVEMENTS

2 messages

Luis Munoz <munozluis5345@yahoo.com>
To: "tjkaram1@gmail.com" <tjkaram1@gmail.com>

Tue, Mar 19, 2024 at 8:53 PM

Dear Mr. Karam, I am writing this email to inform your office that I am in favor of the proposed zone changes to Mace street properties as posted. I am the owner of the house located at 5345 Mace street. I have resided on this property since 1994. It is my opinion that this change will improve our neighborhood in many ways. You can count on me for support in favor of a zone change. Sincerely, Luis Munoz.

TJ Karam <tjkaram1@gmail.com>
To: Luis Munoz <munozluis5345@yahoo.com>

Wed, Mar 20, 2024 at 8:40 AM

Thank you Luis. I appreciate your support.

Thank you,

TJ Karam
Karam Development
915-204-0095

This e-mail including any attachments is confidential and may be legally privileged. If you have received it in error please advise the sender immediately by return email and then delete it from your system. The unauthorized use, distribution, copying or alteration of this email is strictly forbidden.

On Mar 19, 2024, at 8:53 PM, Luis Munoz <munozluis5345@yahoo.com> wrote:

[Quoted text hidden]

<https://mail.google.com/mail/u/0/?ik=32e108fcf3&view=pt&search=all&permthid=thread-f:1794012049702989592&simpl=msg-f:1794012049702989592&simpl=...> 1/1