

**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 6

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 17.444 acre Tract of land situated in the O.A. Danielson Survey, Number 316, being a portion of that certain 32.412-acre Tract, and 4.806 acre Tract of land situated in Ysleta Grant Block 56, being a portion of Tract 8 and 9, of said Block 56, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (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: Gateway East and Southeast of Americas
Applicant: David Ballard, PZRZ23-00041

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial) to allow for a proposed general warehouse. City Plan Commission recommended 8-0 to approve with a condition of the proposed rezoning on April 4, 2024. As of May 6, 2024, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ☒ YES ☐ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A 17.444 ACRE TRACT OF LAND, SITUATED IN THE O.A. DANIELSON SURVEY, NUMBER 316, BEING A PORTION OF THAT CERTAIN 32.412-ACRE TRACT, AND 4.806 ACRE TRACT OF LAND SITUATED IN YSLETA GRANT BLOCK 56, BEING A PORTION OF TRACT 8 AND 9, OF SAID BLOCK 56, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND R-3 (RESIDENTIAL) TO C-4 (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:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of a *17.444 Acre Tract of land situated in the O.A. Danielson Survey, Number. 316, being a portion of that certain 32.412-acre Tract, and 4.806 Acre Tract of Land Situated in Ysleta Grant Block 56, being a portion of Tract 8 and 9, of said Block 56, 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) and R-3 (Residential) to C-4 (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 a condition which is necessitated by and attributable to the increased intensity generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

That within twenty feet (20') from the front property line abutting Gateway East Boulevard, no parking or vehicular storage or display shall be allowed.

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 Leaser
Mayor

(Additional signatures on following page)

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. _____
HQ24-2649|Trans#523542|P&I
Rezoning Ordinance Partial Gateway East
JAQ

Zoning Case No: PZRZ23-00041

LEGAL DESCRIPTION

DESCRIPTION OF A 17.444 ACRE TRACT OF LAND SITUATED IN O.A. DANIELSON SURVEY, NUMBER 316, BEING A PORTION OF THAT CERTAIN 32.412 ACRE TRACT, DESCRIBED AS PARCEL 1, CONVEYED TO ASHLEIGH REALTY L.P., IN A WARRANTY DEED DATED APRIL 1, 2005 AND RECORDED IN DOCUMENT NO. 20050028334 OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, SAID 17.444 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1-1/2" iron pipe found for a common corner of Block 5 Socorro Grant, Block 56 Yelesta Grant and the O.A. Danielson Survey, No. 316, being also on the north line of a tract of land conveyed to, D.L.A. and M. Properties, LLC, recorded in Document No. 20080013291 of the Official Public Records of El Paso County, Texas, being also the southwest corner of said Ashleigh Realty L.P. tract, and being the southwest corner hereof;

THENCE, N 38°23'21" W, with the common line of said Block 56 Yelesta Grant and O.A. Danielson Survey, No. 316, for a distance of **1933.66** feet to 5/8" iron rod found on said common line of Block 56 Yelesta Grant and O.A. Danielson Survey, No. 316, being also the northwest corner of said Ashleigh Realty L.P. tract, being also the southwest corner of a 9.995-acre tract conveyed to El Paso Electric Company in a Special Warranty Deed dated May 24, 2023, recorded in Document No. 20230039393 of the Official Public Records of El Paso County, Texas, and being the northwest corner hereof;

THENCE, N 17°45'19" E, for a distance of **364.94** feet to a 5/8" iron rod found on the southwest line of Interstate Highway No. 10, a variable width right of way at this point, being also the northeast corner of Ashleigh Realty L.P. tract, being also the southeast corner of said El Paso Electric Company tract, and being the northeast corner hereof;

THENCE, S 40°55'36" E, with the southwest line of said Interstate Highway No. 10 for a distance of **2354.46** feet to 5/8" inch iron rod with cap stamped "ZWA" set on the southwest line of said Interstate Highway No. 10, being also the northeast corner of a 27.853-acre tract conveyed to Baba, L.P. in a Warranty Deed dated April 1, 2005, recorded in Document No. 20050028333 of the Official Public Records of El Paso County, Texas, being also the southeast corner of said Ashleigh Realty L.P. tract, and being the southeast corner hereof;

THENCE, S 80°01'42" W, with the north line of said Baba, L.P. tract, the south line of said Ashleigh Realty L.P. tract, being also the south line hereof, for a distance of **408.79** feet to a 5/8" inch iron rod found on the west line of said O.A. Danielson Survey, No. 316, being also the northeast corner of Block 5 Socorro Grant, and being the northwest corner of said Baba, L.P. tract;

THENCE, S 74°59'11" W, for a distance of 52.04 feet to the POINT OF BEGINNING and containing 17.444 acres of land.

BEARING BASIS

THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

SURVEYORS NOTE

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNERS MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

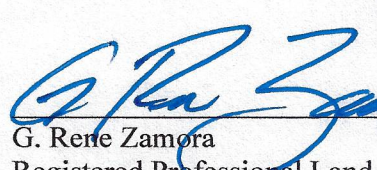
**THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §**

KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief under my direction and supervision.

WITNESS MY HAND AND SEAL at Buda, Hays County, Texas this the 13th day of November 2023, A.D.

Zamora, LLC
Texas Firm No. 10062700
1435 South Loop 4
Buda, Texas 78610

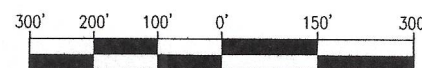
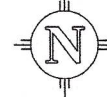

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EL PASO ELECTRIC
DOC. NO. 20230039393
O.P.R.E.P.C.T.

N17°45'19"E
364.94'



GRAPHIC SCALE

1"=300'

BILL BURNETT
DRIVE

O.A. DANIELSON SURVEY
NUMBER 316

INTERSTATE HIGHWAY NO. 10
(R.O.W. WIDTH VARIES)
(R.O.W. CSJ: 2121-04-078)

S40°55'36"E 2354.46'
17.444 ACRES
(759.877 S.F.)

ASHLEY REALTY LP
(32.412 ACRES)
DOC. NO. 20050028334
O.P.R.E.P.C.T.

N38°23'21"W 1933.66'

BEN L. IVEY LTD
(31.67 ACRES)
PARCEL 1
TRACT 7, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

YSLETA GRANT
BLOCK 56

BEN L. IVEY LTD
PARCEL 2
TRACT 8, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

BEN L. IVEY LTD
PARCEL 2
TRACT 9, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

S80°01'42"W
408.79'

P.O.B.

COUNTY OF EL PASO
NO RECORDING INFORMATION AT
TIME OF SURVEY

BABA, L.P.
(27.853 ACRES)
DOC. NO. 20050028333
O.P.R.E.P.C.T.

D.L.A. & M. PROPERTIES, LLC
DOCUMENT NO. 20080013291
O.P.R.E.P.C.T.

SOCORRO GRANT
BLOCK 5

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S74°59'11"W	52.04'

SHEET 3 OF 4

LOCATIONS



ZWA

Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel (512) 295-6201

PROJECT:	EXHIBIT A
JOB NUMBER:	17.444 ACRES
DATE:	NOVEMBER 2023
SCALE:	1"= 300'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2013-68C-BASE
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

BEING A PORTION OF THAT CERTAIN 32.412 ACRE TRACT, DESCRIBED AS PARCEL 1, CONVEYED TO ASHLEIGH REALTY L.P., IN A WARRANTY DEED DATED APRIL 1, 2005 AND RECORDED IN DOCUMENT NO. 20050028334 OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY

LEGEND

- 5/8" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1-1/2" IRON PIPE FOUND
UNLESS OTHERWISE NOTED
- ▲ NAIL FOUND
- ◼ TXDOT TYPE II MONUMENT
- TXDOT TYPE I MONUMENT
- ⊗ 5/8" IRON ROD W/ZWA CAP SET
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS
EL PAOS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

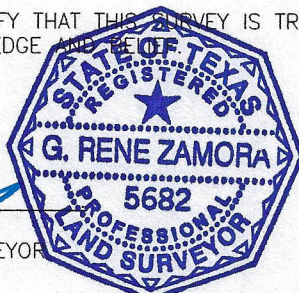
NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

META DATA:

ALL PROJECT COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(2011) (EPOCH 2010.00).

I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5682

SHEET 4 OF 4

LOCATIONS



ZWA

Zamora, LLC.
Texas Firm No. 10062700
Professional Land Surveyors
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel: (512) 295-6201

PROJECT: EXHIBIT A
JOB NUMBER: 2013-68C
DATE: NOVEMBER 2023
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2013-68C-BASE
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

BEING A PORTION OF THAT CERTAIN 32.412 ACRE TRACT, DESCRIBED AS PARCEL 1, CONVEYED TO ASHLEIGH REALTY L.P., IN A WARRANTY DEED DATED APRIL 1, 2005 AND RECORDED IN DOCUMENT NO. 20050028334 OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY

LEGAL DESCRIPTION

DESCRIPTION OF A 4.806 ACRE TRACT OF LAND SITUATED IN YSLETA GRANT BLOCK 56, BEING A PORTION OF TRACT 8 AND 9, OF SAID BLOCK 56, DESCRIBED AS PARCEL 2, CONVEYED TO BEN L. IVEY, LTD., IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 15, 2005 AND RECORDED IN DOCUMENT NO. 20050014942 OF THE OFFICIAL PUBLIC RECORDS, EL PASO COUNTY, SAID 4.806 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-1/2" iron pipe found for a common corner of Block 5 Socorro Grant, O.A. Danielson Survey, No. 316, and said Block 56 Yelesta Grant, being also on the north line of a tract of land conveyed to, D.L.A. and M. Properties, LLC, recorded in Document No. 20080013291 of the Official Public Records of El Paso County, Texas, and being the southwest corner of that certain called 32.412-acre tract conveyed to Ashleigh Reality L.P., recorded in Document No. 20050028334 of the Official Public Records of El Paso County, Texas;

THENCE, N 38°23'21" W, with the common line of said Block 56 Yelesta Grant and said O.A. Danielson Survey, No. 316, being also the southwest line of said Ashleigh Reality L.P. tract, a distance of **282.41** feet to a 1-1/2-inch iron pipe found, on the southwest line of said Ashleigh Reality L.P. tract, being also the northeast corner of said Tract 9, Block 56, for the southeast corner and the **Point of Beginning** of the herein described tract;

THENCE, over and across said Tracts 8 and 9, Block 56 the following three (3) courses and distances:

- 1) **S 19°12'16" W**, for a distance of **190.43** feet to a 5/8-inch iron rod with cap stamped "ZWA" set for the southwest corner hereof;
- 2) **N 40°55'38" W**, for a distance of **1162.26** feet to a 5/8-inch iron rod with cap stamped "ZWA" set for the northwest corner hereof;
- 3) **N 49°04'22" E**, for a distance of **212.45** feet to a 5/8-inch iron rod with cap stamped "ZWA" set on the common line of said Block 56 Yelesta Grant and said O.A. Danielson Survey, No. 316, being also the southwest line of said Ashleigh Reality L.P. tract, and being the northwest corner hereof, from which a 1/2-inch iron rod found for the west corner of said Ashleigh Reality L.P. tract bears **N 38°23'21" W** a distance of **582.78** feet;

THENCE, S 38°23'21" E, with the common line of said Block 56 Yelesta Grant and said O.A. Danielson Survey, No. 316, being also the southwest line of said Ashleigh Reality L.P. tract, for a distance of **1068.47** feet to the **POINT OF BEGINNING** and containing **4.806** acres of land.

BEARING BASIS

THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET. THE BEARINGS SHOWN ARE GRID. THESE GRID COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04 A, HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) AND TX04 B HAVING VALUES 31°43'10.70856"(N), 106°14'48.54509"(W) CONVERGENCE OF (-)03°36'00" WITH A COMBINED SCALE FACTOR 0.99977223. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.

SURVEYOR'S NOTE

THE CONSTRUCTION/LOCATION OF SURVEY BOUNDARIES AND CORNERS, WAS BASED UPON THE PRESCRIBED, ACCEPTED METHOD OF USING THE ORIGINAL OR PERPETUATED CORNER MONUMENTS FOUND AT THE NORTHWEST CORNER OF SECTION NO. 42, BLOCK 78, TOWNSHIP 3, (2-IN IRON PIPE FOUND) AND THE NORTHWEST CORNER OF SECTION NO. 18, BLOCK 80, TOWNSHIP 2, (BRASS ARMY DISK ON CONCRETE MONUMENT RECOGNIZED AS THE SURVEY CORNER) AS A BASELINE RUNNING DIAGONALLY (N 42°38'01" W, 32,405.40 VARAS ~ 90,014.99 FEET) ACROSS THE SURVEYS AS RUN BY PAUL MCCOMBS IN 1883; THE NORTH-SOUTH AND EAST-WEST SURVEY LINES ARE ORIENTED 45-DEGREES OFF THIS BASELINE AND RUN FROM FOUND, ACCEPTED SURVEY CORNER MONUMENTS ALONG OR NEAR THE BASELINE, OR FROM PRORATED SURVEY CORNER POSTIONS ALONG THE BASELINE AT MISSING CORNERS.

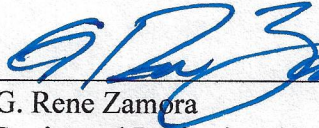
THE STATE OF TEXAS §
 §
COUNTY OF EL PASO §

KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief under my direction and supervision.

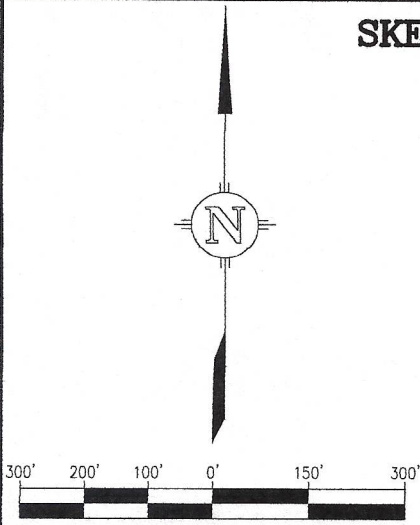
WITNESS MY HAND AND SEAL in El Paso County, Texas this the 25th day of January, 2024, A.D.

Zamora, LLC
Texas Firm No. 10062702
1510 Zaragoza Road, Suite B-7
El Paso, Texas 79936


G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



SKETCH TO ACCOMPANY LEGAL DESCRIPTION



EL PASO ELECTRIC
COMPANY
(9.995 ACRES)
DOC. NO. 20230039393
O.P.R.E.P.C.T.

O.A. DANIELSON SURVEY
NUMBER 316

1/2"

N38°23'21"W 582.78'
APPROXIMATE LOCATION
OF SURVEY LINE

1/2"

INTERSTATE HIGHWAY NO. 10
(R.O.W. WIDTH VARIES)
(R.O.W. CSJ: 2121-04-078)

ASHLEIGH REALTY L.P.
PARCEL 1
(32.412 ACRES)
DOC. NO. 20050028334
O.P.R.E.P.C.T.

YSLETA GRANT BLOCK 56

BEN L. IVEY LTD
(31.67 ACRES)
PARCEL 1
TRACT 7, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

BEN L. IVEY LTD
PARCEL 2
TRACT 8, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

N40°55'38"W 1162.28'
S38°23'21"E 1069.47'
4.806 ACRES
(209.351 S.F.)

BEN L. IVEY LTD
PARCEL 2
TRACT 9, BLOCK 56
YSLETA GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

P.O.B.

1-1/2"

1-1/2" 5/8"

P.O.C.

COUNTY OF EL PASO
NO RECORDING INFORMATION AT
TIME OF SURVEY

APPROXIMATE LOCATION
OF SURVEY LINE

SOCORRO GRANT

D.L.A. & M. PROPERTIES, LLC
DOCUMENT NO. 20080013291
O.P.R.E.P.C.T.

BEN L. IVEY LTD
PARCEL 3
TRACT 5, BLOCK 5
SOCORRO GRANT
DOCUMENT NO. 20050014942
O.P.R.E.P.C.T.

SHEET 3 OF 4

LOCATIONS



ZWA

Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel (512) 295-6201

PROJECT: EXHIBIT 1
4.806 ACRES
JOB NUMBER: 2013-68D
DATE: JANUARY 2024
SCALE: 1"= 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2013-68D-EXHIBIT 1.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 4.806 ACRE
TRACT OF LAND SITUATED IN THE
YSLETA GRANT BLOCK 56,
EL PASO COUNTY, TEXAS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 5/8" IRON ROD W/ZWA CAP
- ▣ TYPE II CONCRETE MONUMENT
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BEARING BASIS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN. THE BEARINGS SHOWN ARE GRID BEARINGS. THESE COORDINATES WERE ESTABLISHED FROM REFERENCE POINT TX04A (NGS PID NO. AB6217), HAVING VALUES 31°43'10.98688"(N), 106°14'29.61456"(W) COMBINED SCALE FACTOR 0.99977223. ALL DISTANCE SHOWN ARE SURFACE DISTANCES.

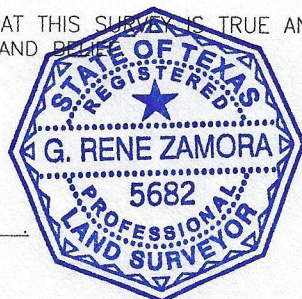
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N38°23'21"W	282.41'
L2	S19°12'16"W	190.43'
L3	N49°04'22"E	212.45'

NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

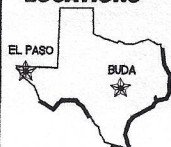
I, G. RENE ZAMORA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



G. Rene Zamora
G. RENE ZAMORA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5682

SHEET 4 OF 4

LOCATIONS



ZWA

Zamora, L.L.C.
Texas Firm No. 10062700
Professional Land Surveyors
1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
Tel (512) 295-6201

PROJECT: EXHIBIT 1
4.806 ACRES
JOB NUMBER: 2013-68D
DATE: JANUARY 2024
SCALE: 1" = 300'
SURVEYOR: ZAMORA
TECHNICIAN: DWC
DRAWING: 2013-68D-EXHIBIT 1.dwg
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

EXHIBIT TO ACCOMPANY LEGAL
DESCRIPTION OF 4.806 ACRE
TRACT OF LAND SITUATED IN THE
YSLETA GRANT BLOCK 56,
EL PASO COUNTY, TEXAS.

Gateway East and Southeast of Americas



City Plan Commission — April 4, 2024

CASE NUMBER:	PZRZ23-00041
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	David Ballard
REPRESENTATIVE:	TRE & Associates Engineering
LOCATION:	Gateway East Blvd. and Southeast of Americas (District 6)
PROPERTY AREA:	22.25 acres
REQUEST:	Rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial)
RELATED APPLICATIONS:	SUSU23-00103 - Major Combination Subdivision
PUBLIC INPUT:	None received as of March 28, 2024

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial) to allow for a proposed general warehouse.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** 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 condition is the following:

- *That within twenty feet (20') from the front property line abutting Gateway East Boulevard, no parking or vehicular storage or display shall be allowed.*

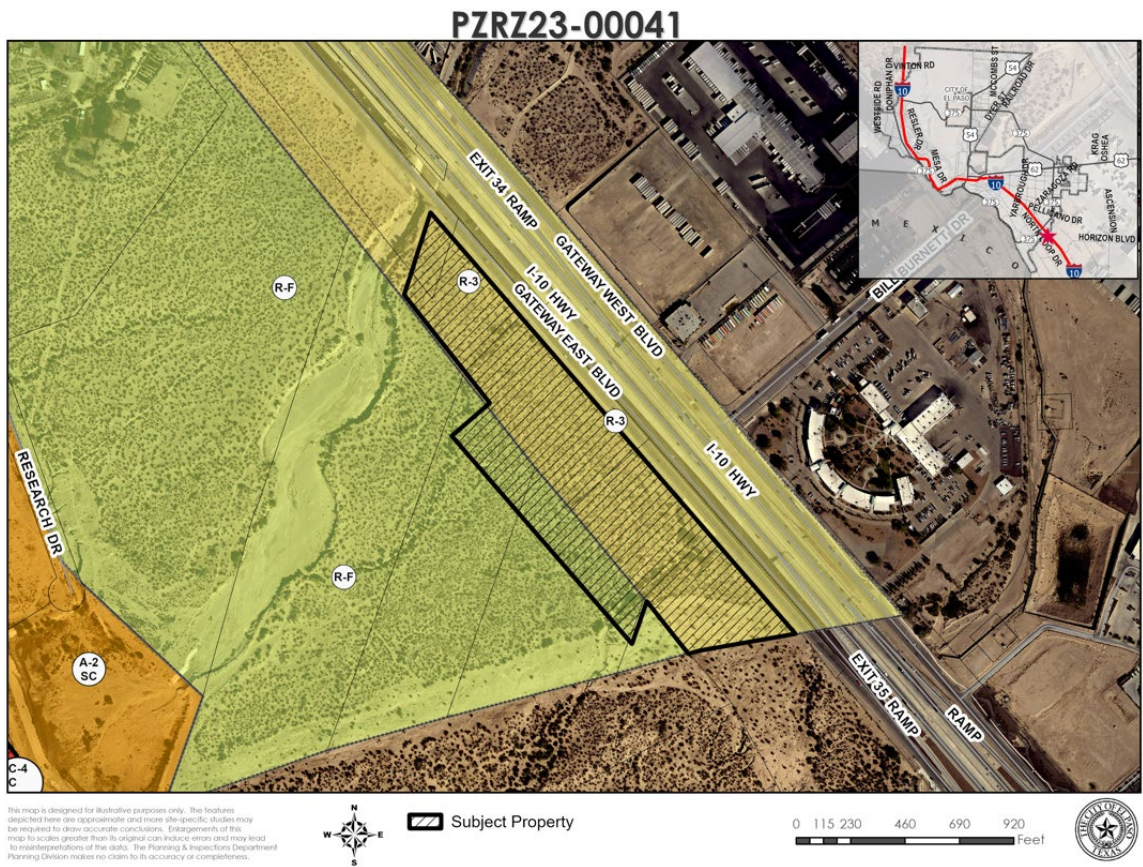


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-F (Ranch and Farm) and R-3 (Residential) to C-4 (Commercial) to allow for a proposed general warehouse. The size of the property is 22.25 acres. The property is currently vacant. The conceptual site plan shows two proposed warehouse buildings on the property. Main access to the property is proposed from Gateway East Boulevard.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: To the north and east, the property is bounded by U.S. Interstate Highway 10 and on the other side of I-10 there are a trailer parking lot and nightclub/bar, a governmental use building, and a vacant lot, which fall entirely on the El Paso's 5-Mile Extraterritorial Jurisdiction (ETJ); to the south is vacant land located within Socorro's 2-mile Extraterritorial Jurisdiction (ETJ); and to the west, is vacant land zoned R-F (Ranch and Farm). The closest school is Del Valle High School located 1.83 mile away and the closest park is Emerald Pass Park located 1.48 miles away.

COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-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-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.</p>	<p>Yes. The proposed C-4 (Commercial) zoning district will provide for the continued commercial uses along Gateway East Boulevard and U.S. Interstate 10 which are designated as a commercial corridor, major arterial, and interstate, in the City's Major Thoroughfare Plan. The surrounding properties are zoned R-F (Ranch and Farm) and R-3 (Residential) with other property within Extraterritorial Jurisdiction (ETJ). The existing uses of the surrounding area range from vacant, trailer parking lot, and a governmental use building.</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 Gateway East Boulevard, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development.</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 has been in transition within the last 10 years. The property located at 9641 North Loop Drive and 215 Sofia Place to the west was rezoned from A-2 (Apartment) to C-4 (Commercial) in 2021.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The area has been in transition as is currently under commercial development. It is expected to be developed into a commercial development along Interstate 10. The R-3 (Residential) zoning designation is no longer suitable for the property.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Gateway East Boulevard which is designated as a major arterial in the City's Major Thoroughfare Plan. The subject property will need to provide adequate infrastructure at the time of development through the subdivision process. There are no bus stops within walkable distance (0.25 mile) of the subject property. The closest bus stop is 1.25 miles away along Joe Battle Boulevard and Rojas Drive.

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

PUBLIC COMMENT: The subject property is located within the boundaries of Mission Valley Civic Association and Corridor 20 Civic 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 22, 2024. As of March 28, 2024, the Planning Division has not received any communication in support or opposition to the request from the public.

RELATED APPLICATIONS: A major combination subdivision application (SUSU23-00103) is currently under review for a commercial subdivision, comprising of one lot.

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:

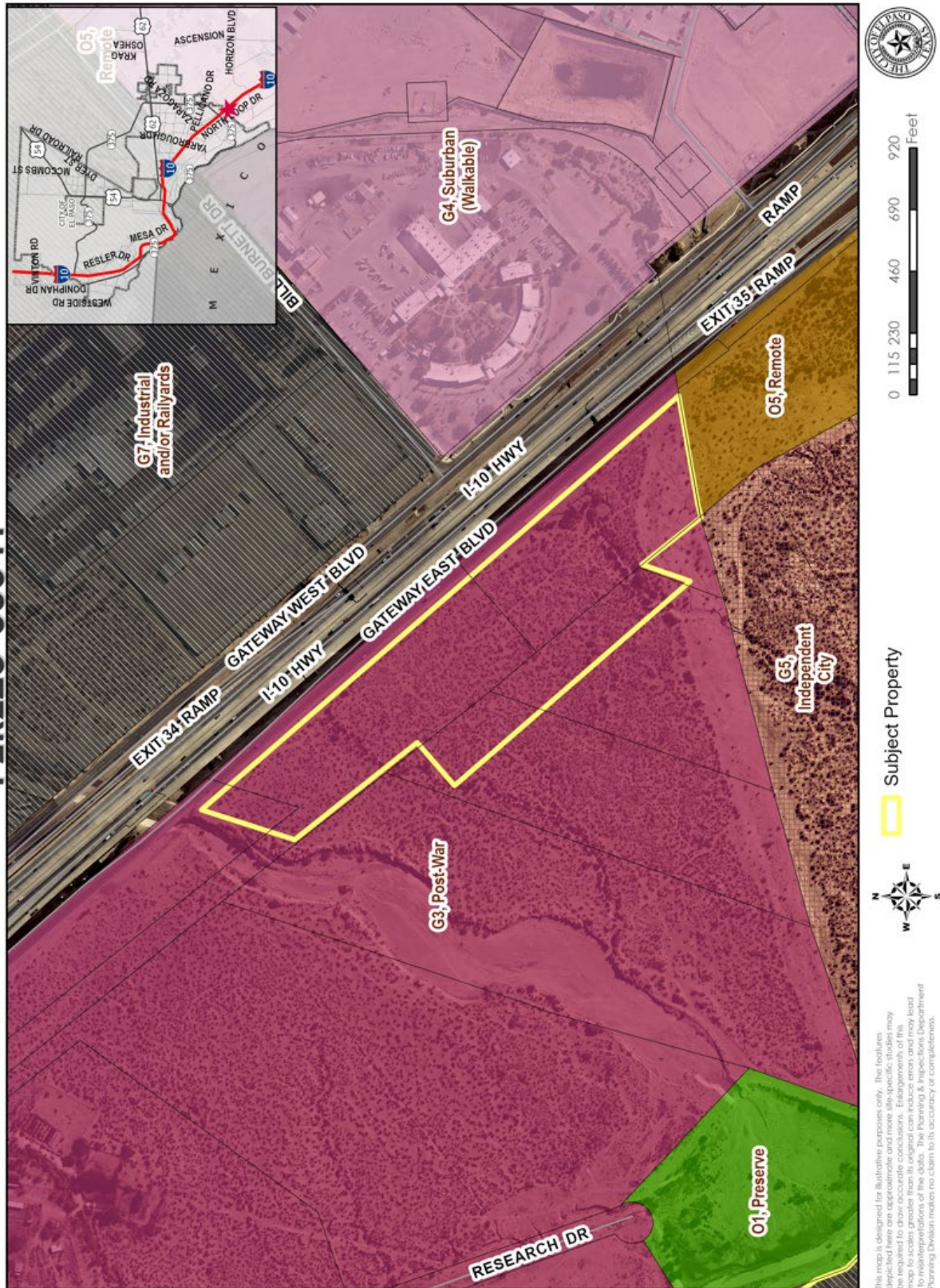
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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

PZR723-00041



[illegible]

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL WITH CONDITION** 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 condition is the following:

- *That within twenty feet (20') from the front property line abutting Gateway East Boulevard, no parking or vehicular storage or display shall be allowed.*

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. The proposed ponding area for subdivision shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event.
2. TXDOT review and approval are required of the proposed area for drainage (including culverts) and access requirements (Driveways, acceleration, and deceleration lane). No storm-water is allowed into TxDOT R.O.W.
3. Delineated contour of flood zone "A" in the site plan at the time of grading permit. if the property is in the flood zone area, provide an elevation certificate.

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

- No TIA required.
- Coordinated with TXDOT via access points.

Texas Department of Transportation

TxDOT has only received a permit request for the two most eastern driveways. Please have the requestor submit a permit request for review and consideration of the two most western driveways to TXDOT. The permit request should consist of a layout with dimensions between existing and proposed access points.

Note: Comments will be addressed at the permitting stage.

Sun Metro

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

Plat shall accurately show the existing PSB water meter easement location.

Water:

There is an existing 16-inch diameter water main that extends along Gateway East Blvd., located approximately 5-feet north of the south right-of-way line. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

EPWater-PSB records indicate a master meter for the El Paso Lower Valley Water District Authority located within a PSB easement at the southeast corner of Lot 2.

Sanitary Sewer:

There are no sanitary sewer mains fronting the property.

General:

Gateway East Blvd. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water work to be performed within Gateway East Blvd. right-of-way requires written permission from TxDOT.

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.

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 4

