

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

AGENDA DATE: July 7, 2021

PUBLIC HEARING DATE: August 3, 2021

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Raul Garcia, (915) 212-1643

DISTRICT(S) AFFECTED: District 6

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

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of Tract 19B, Block 2, Ysleta Grant El Paso, City of El Paso, El Paso County, Texas (Ysleta Grant Map, Block 2, December 1929) from R-F (Ranch-Farm) to C-4/c (Commercial/condition) 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: 551 Inglewood Drive
Applicant: Inglewood Properties, LLC PZRZ21-00006

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from R-F (Ranch-Farm) to C-4/c (Commercial/condition) to allow for general warehouse and heavy truck (sales, storage, repair and rental). City Plan Commission recommended 6-0 to approve with conditions the proposed rezoning on June 3, 2021. The recommendation is based on the approval of the Comprehensive Plan and Future Land Use Map (FLUM) amendment (PLCP21-00001) request of *Plan El Paso*, the City's adopted Comprehensive Plan. As of June 28, 2021, staff has received one email of commentary of the 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

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 19B, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS (YSLETA GRANT MAP, BLOCK 2, DECEMBER 1929) FROM R-F (RANCH-FARM) TO C-4/C (COMMERCIAL/CONDITION) 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, the zoning of Tract 19B, Block 2, Ysleta Grant, located in the City of El Paso, El Paso County, Texas, more particularly described by the metes and bounds attached as **Exhibit "A"**, be changed from **R-F (Ranch-Farm)** to **C-4/c (Commercial/condition)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso, attached hereto as **Exhibit "B"**, be revised accordingly; and

That the following Conditions are imposed:

1. Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.
2. 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 lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
3. The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.
4. That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.

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 _____, 2021.

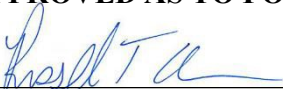
THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

EXHIBIT A

Prepared for: Transborder, LLC
Tract 19B, Block 2,
Ysleta Grant
City of El Paso, El Paso County, Texas
W.O.#: 031218-4

METES AND BOUNDS

Description of a 20.539 acre parcel of land, more or less, being all of Tract 19B, Block 2, Ysleta Grant El Paso, El Paso County, Texas (Ysleta Grant Map, Block 2, December 1929). City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows to wit:

Commencing at an existing 1" iron pipe located on the northerly Right-of-Way of Inglewood Drive (Right-of-Way Varies) from which a 5/8" at northerly right-of-way line of Inglewood Drive and the most south westerly corner of Tract 16A, Block 2, Ysleta Grant, Thence North 75°01'00" East along said right-of-way of Inglewood Drive a distance of 81.90 feet to a 5/8" rebar with cap marked "5372" found on the common boundary line of Tract 16-A and 16-B, Block 2, Ysleta Grant, being the "True Point of Beginning;

Thence North 07°56'00" West along said boundary line a distance of 510.00 feet to point;

Thence continuing along said boundary line North 14°50'00" West a distance of 565.12 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral (60-Foot Right-of-Way);

Thence South 86°46'00" East along said right-of-way line a distance of 148.49 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way North 86°54'00" East 396.00 feet to a 5/8" rebar with cap marked 5372 found on the southerly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way South 65°36'00" East a distance of 257.90 feet to a 5/8" rebar with cap marked 5372 found on the southwesterly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way South 46°07'00" East a distance of 652.80 feet to a 5/8" rebar with cap marked 5372 found on the southwesterly right-of-way line of the Juan De Herrera Lateral;

Thence continuing along said right-of-way South 33°01'00" East a distance of 232.30 feet to a 5/8" rebar found on the northerly right-of-way of Inglewood Drive (30-Foot Right-of-Way);

Thence South 75°01'00" West a distance of 1201.40 feet to the "True Point of Beginning for Tract 19-B; and containing in all 894.692 square feet or 20.539 acres of land more or less.

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c HAILES II GUTIERREZ, R.P.L.s. 5572
H2O Terra, L.L.C.



EXHIBIT B

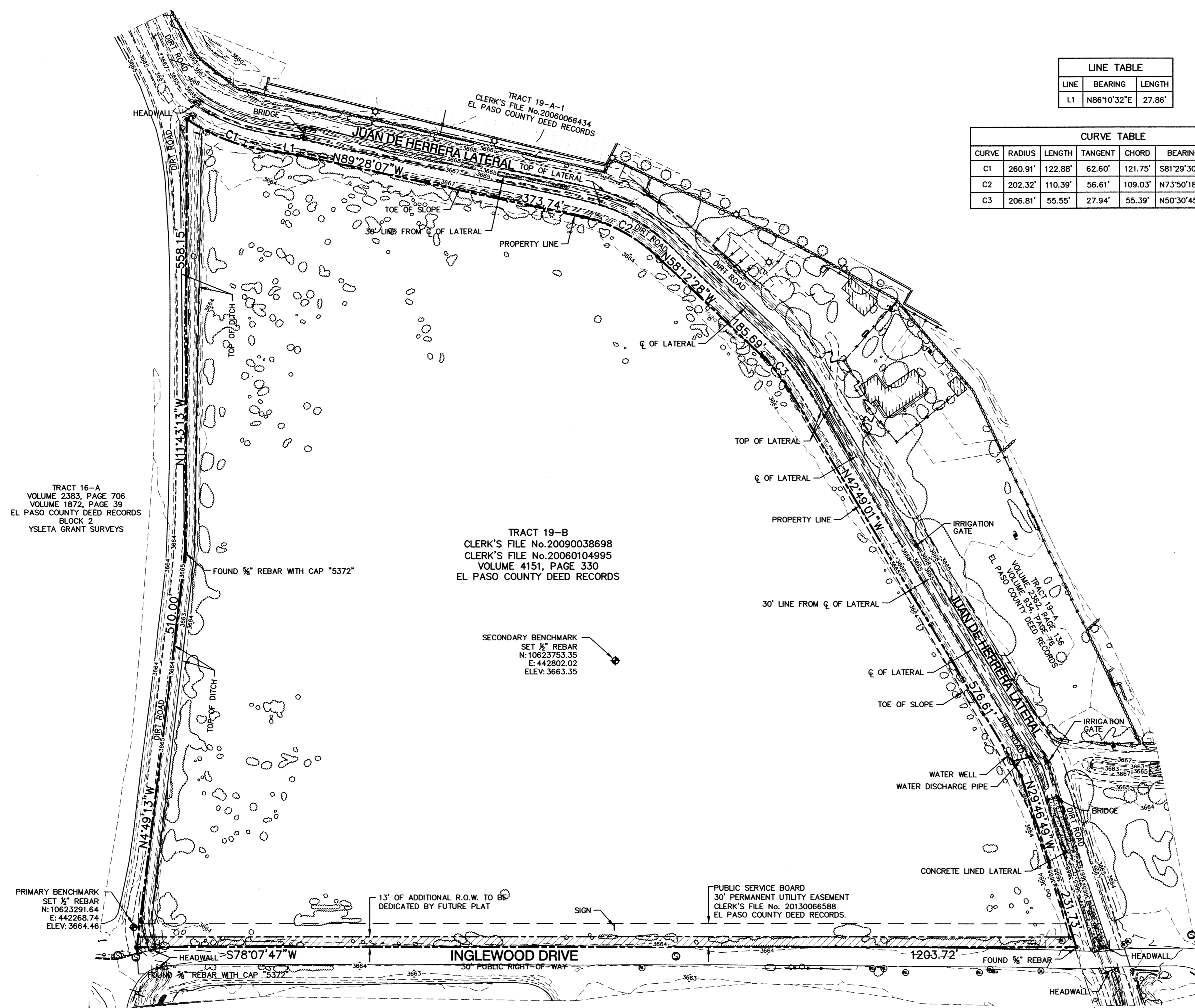


LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°10'32"E	27.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	260.91'	122.88'	62.60'	121.75'	S81°29'30"E 26°59'03"
C2	202.32'	110.39'	56.61'	109.03'	N73°50'18"W 31°15'43"
C3	206.81'	55.55'	27.94'	55.39'	N50°30'45"W 15°23'26"

LEGEND

- BENCH MARK
- LIGHT POST
- UTILITY POLE
- BOLLARD
- STREET SIGN
- SANITARY SEWER MANHOLE



TRACT 16-A
VOLUME 2383, PAGE 706
VOLUME 1872, PAGE 39
EL PASO COUNTY DEED RECORDS
BLOCK 2
YSLETA GRANT SURVEYS

TRACT 19-B
CLERK'S FILE No. 20090038698
CLERK'S FILE No. 20060104995
VOLUME 4151, PAGE 330
EL PASO COUNTY DEED RECORDS

SECONDARY BENCHMARK
SET 1/2" REBAR
N: 10623753.35
E: 442802.02
ELEV: 3663.35

PRIMARY BENCHMARK
SET 1/2" REBAR
N: 10623291.64
E: 442268.74
ELEV: 3664.46

PUBLIC SERVICE BOARD
30' PERMANENT UTILITY EASEMENT
CLERK'S FILE No. 2013006588
EL PASO COUNTY DEED RECORDS

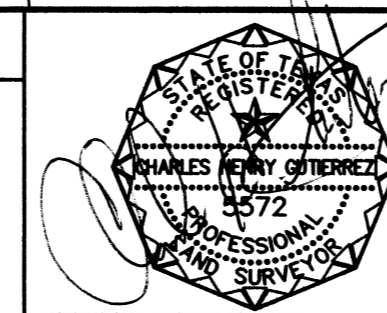
FLOOD NOTE:

NOTE: The above referenced property is within Zone "B" (Explanation: Area between limits of the 100-yr flood and 500-yr flood; or certain areas subject to 100-yr flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) according to the Federal Emergency Management Agency Flood Insurance Rate Maps, as per Area Community Panel No. 480214 0050 B, dated October 15, 1982.

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DATE	REVISIONS	BY	PRIMARY BENCHMARK	SCALE
			SET 1/2" REBAR 25.70'± NORTH FROM THE SOUTH WEST PROPERTY CORNER WITH THE COORDINATES OF N: 10623291.64, E: 442268.74, WITH THE ELEVATION OF 3664.46	LINE IS 2 INCHES AT FULL SCALE (IF NOT 2" - SCALE ACCORDINGLY)
			SECONDARY BENCHMARK	W.O. 082018-2 DATE: 9/19/18
			SET 1/2" REBAR 714.60'± NORTHEAST FROM THE SOUTH WEST PROPERTY CORNER WITH THE COORDINATES OF N: 10623753.35, E: 442802.02 WITH THE ELEVATION OF 3663.35	DESIGN BY: J.P.H. DRAWN BY: C.H.G. CHKD. BY: C.H.G. APPD. BY: C.H.G.

9-26-2018



CHARLES H. GUTIERREZ, R.P.L.S.
TEXAS LICENSE No. 5572
DATE:

BOUNDARY AND IMPROVEMENT SURVEY

INGLEWOOD DRIVE
TRACT 19-B, BLOCK 2, YSLETA GRANT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING IN ALL 891,422 sq. ft. OR 20.464 acres OF LAND MORE OR LESS.
PREPARED FOR:
AMERI-MEX PROP



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

DRAWING NUMBER

V1

SHEET NO.
1 OF 1

551 Inglewood Drive

City Plan Commission — June 3, 2021 REVISED

REZONING



CASE NUMBER:	PZRZ21-00006
CASE MANAGER:	Raul Garcia, (915)212-1643, GarciaR1@elpasotexas.gov
PROPERTY OWNER:	Inglewood Properties, LLC
REPRESENTATIVE:	H2O Terra c/o Jose Hernandez
LOCATION:	551 Inglewood Drive (District 6)
PROPERTY AREA:	20.54 acres
REQUEST:	Rezone from R-F (Ranch-Farm) to C-4/c (Commercial/condition)
RELATED APPLICATIONS:	PLCP21-00001 Comprehensive Plan Amendment
PUBLIC INPUT:	As of May 27, 2021, Planning has received one email of commentary.

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4/c (Commercial/condition) to allow for general warehouse and heavy truck (sales, storage, repair and rental).

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **APPROVAL** of the request with the following conditions:

1. Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.
2. 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 lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
3. The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.
4. That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.

Staff also recommends **Approval** of the detailed site development plan, which satisfies the condition for a detailed site development plan and is consistent with the proposed zoning conditions. The penalty as provided for in Chapter 20.24 of the El Paso City Code.

The recommendation is based on the compatibility of the proposed zoning district with the surrounding commercial and manufacturing districts in the immediate area. Further, staff's recommendation is based on the approval of the Comprehensive Plan and FLUM amendment (PLCP21-00001) request of *Plan El Paso*, the City's adopted Comprehensive Plan.

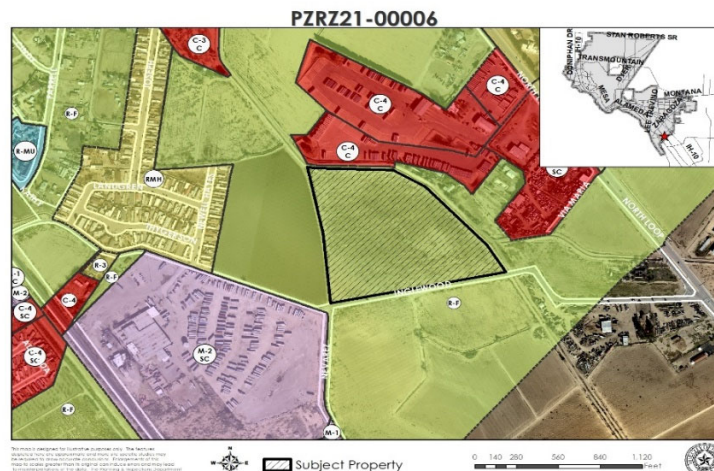


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone from R-F (Ranch-Farm) to C-4/c (Commercial/condition) to allow for general warehouse and heavy truck (sales, storage, repair and rental). The property is located at 551 Inglewood Drive within the Mission Valley Planning Area. The detailed site development plan indicates four (4) different phases, including one building of approximately 20,000 sq. ft.. Access to the subject property is proposed from Inglewood Drive. Access for semi-trailer trucks and cabs to the subject property will be provided from the adjacent property along North Loop, utilizing the proposed Juan De Herrera Lateral crossing, as per the proposed zoning condition.

PREVIOUS CASE HISTORY: N/A

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent commercial and manufacturing districts within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-7, (Industrial), Future Land Use Designation in the Mission Valley Planning area. The nearest park is Feather Lake Park (1.46 miles) and the nearest school is Hueco Elementary School (1.06 miles).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the 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, the subject property and the proposed development meet the intent of the G-7 - Industrial, Future Land Use designation of <i>Plan El Paso</i>. The proposed development is adjacent to other commercial and manufacturing zone districts. Lots to the north and southwest of the proposed development are being used for heavy truck (sales, storage, repair and rental), the same use as the proposed development. The development has the potential to introduce new employment to vacant underused lot.</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 this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>Yes, the proposed development is a permitted use in the C-4 (Commercial) zone district. Surrounding properties are zoned C-4/c (Commercial/condition), M-2 (Manufacturing), and R-F (Ranch-farm). Properties to the north and southwest feature similar commercial uses.</p>
<p>Preferred Development Locations: Yes, as per Policy 1.9.1 the proposed rezoning encourages the development of new industrial areas. The development proposes general warehouse and heavy truck (sales,</p>	<p>Yes, the proposed commercial development supplements the character within the G-7, Industrial designation of <i>Plan El Paso</i>. The property is located on Inglewood Drive, which is classified as a Collector</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
storage, repair and rental which is in line with the existing uses within its vicinity.	Arterial of the City of El Paso’s Major Thoroughfare Plan.
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.	No, the proposed development is outside any historic districts or other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no adverse effects anticipated from the proposed rezoning. The existing infrastructure was originally designed for the proposed district and uses.
Natural Environment: Anticipated effects on the natural environment.	No effect on the natural environment anticipated as the subject property is in an already developed area.
Stability: Whether the area is stable or in transition.	The area is in transition from O3, Agriculture to G-7, Industrial as per the Future Land Use designation of <i>Plan El Paso</i> . The most recent rezoning was for a property to the north on December 19, 2006 from R-F (Ranch-Farm) to C-4 (Commercial).
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property to commercial uses. The proposed zoning supplements the character within the existing commercial and manufacturing development within its vicinity.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The property is currently unplatted and does not have adequate public facilities, services or infrastructure; however, there are no existing water mains along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property. Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system. Public facilities would be constructed and provided during the subdivision stage.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to the proposed rezoning. There were no adverse comments received. Applicant is responsible for obtaining all applicable permits and approvals prior to construction.

PUBLIC COMMENT: The subject property lies within the Mission Valley Civic and Corridor 20 Civic Association both notified prior to submittal of the Rezoning Application. The Planning & Inspections Department of the City of El Paso, in conjunction with the office of Representative Claudia Rodriguez, held a virtual community meeting on May 13, 2021 to provide information on the proposed rezoning. Public notices were mailed to property owners within 300 feet on May 21, 2021. As of June 2, 2021, the Planning Division has received two letters of commentary relating to the rezoning request.

RELATED APPLICATIONS: PLCP21-00001 Comprehensive Plan Amendment

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 has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

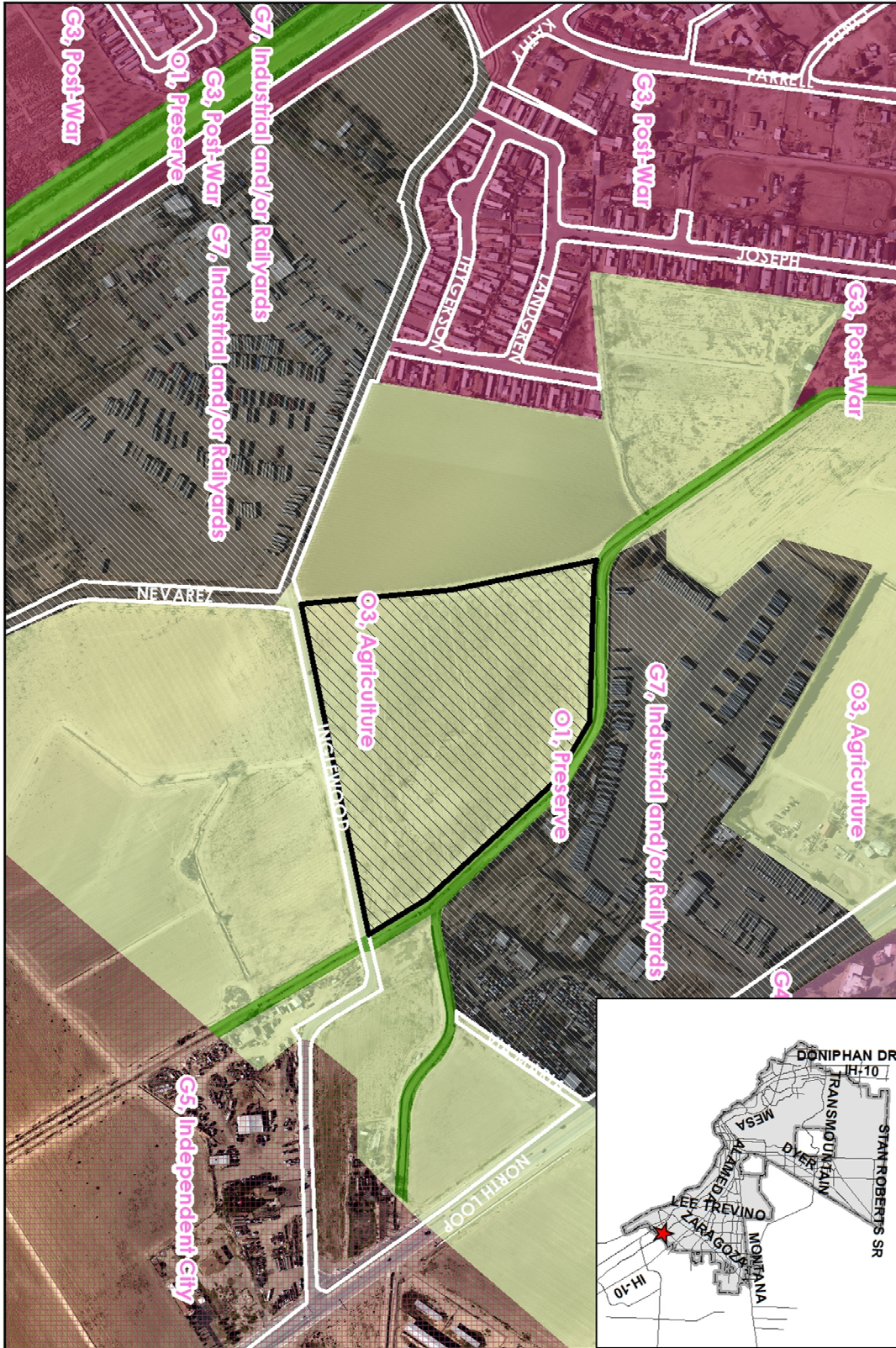
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Plan
5. Email of commentary
6. 2nd Email of commentary

ATTACHMENT 1

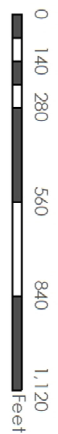
PZR21-00006



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Engagements of this nature do not constitute an offer of professional services. The Planning Division makes no claim to its accuracy or completeness.



Subject Property



ATTACHMENT 2

Planning and Inspections Department – Planning Division

The Planning Division recommended approval of the rezoning request with the following conditions:

1. *Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.*
2. *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 lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*
3. *The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.*
4. *That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.*

Planning and Inspections Department – Landscaping Division

Recommended approval.

Planning and Inspections Department – Land Development

1. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
2. Coordinate plat with the Water Improvement District #1 for proposed improvements abutting laterals, bridge crossings, and securing access and if retaining water rights for the subdivision.

Street and Maintenance Department

TIA waiver has been approved as per Section 19.18.010.B.3.a. of the City of El Paso MuniCode.

Fire Department

Recommended approval.

Sun Metro

Recommended approval.

El Paso Water

We have reviewed the request described above and provide the following comments:

The site plan is to show the existing 30-foot PSB easement located north of and parallel to Inglewood Road.

There are no water/sewer mains along Inglewood fronting the subject property. Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system.

No building, reservoir, structure, parking stalls, trees or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the existing 30-foot 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 easements. There shall be at least 5-foot setback from the easement line to any building, sign or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWater-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWater maintenance vehicles. EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

Water:

Water service is critical. There are no existing water mains along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property.

Along Nevarez Road south of Inglewood Drive, there is an existing 8/12-inch diameter water main. This main is available for water main extensions.

Sewer:

Along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property there is an existing 48-inch diameter sanitary sewer interceptor. This interceptor is not available for individual service connections. No direct services connections are allowed to this main as per the El Paso Water – Public Services Board Rules & Regulations.

Immediately north and parallel to Inglewood Drive between Nevarez and the Juan De Herrera Main Lateral there is an existing 60-inch diameter sanitary sewer interceptor located within an easement. This main is not available for service connections. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules & Regulations.

General:

Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system.

La Playa Drain is an El Paso County Improvement District No. 1 facility. Permits for installation of water main within the right of way are required. Lot owner is responsible for permit, survey and consideration fees.

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

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

El Paso Water – Stormwater Engineering

The sum capacity of all the private ponding areas should be capable of handling a 100-yr. storm event.

El Paso County Water Improvement District #1

Applicant needs to submit an application and irrigable land exhibit to El Paso County Water Improvement District #1. All property has water rights.

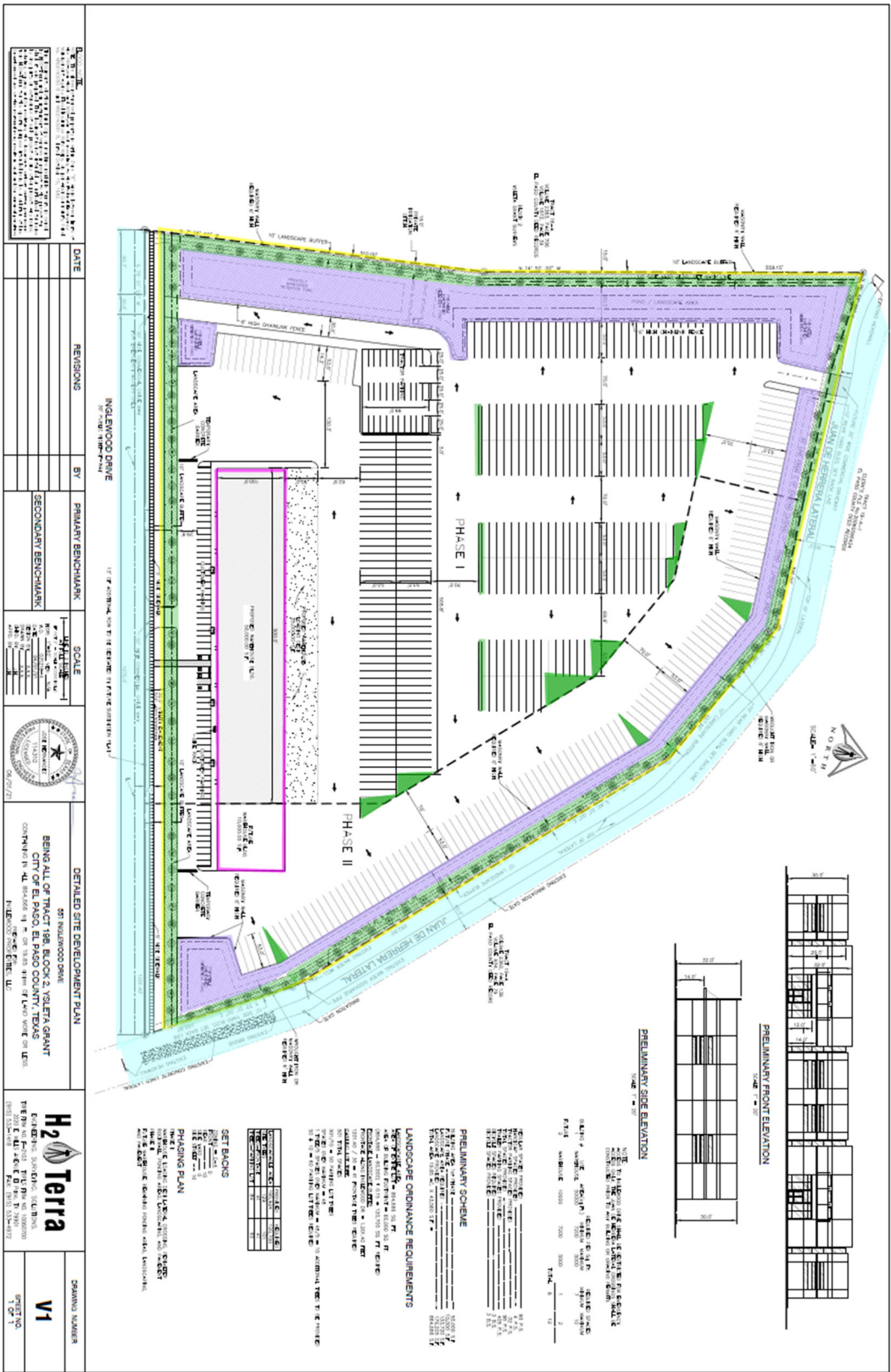
ATTACHMENT 3



PZR21-00006

ATTACHMENT 4

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ATTACHMENT 5

Martinez, Adriana

Subject: FW: Comments - Inglewood

May 12, 2021

Dear Sir,

Thank you very much for sending the link for tomorrow's Inglewood Zoning Meeting. Based on other Zoom meetings in which I have taken part, I should be able to receive both video images and sound. However, on this end, I do not have a camera or microphone attached to the computer. Previous experience has shown that it is hard to take part in a Zoom discussion using written comments, so I will take this opportunity to share some of my opinions on the topic in question.

I was able to attend the previous zoning meeting – held several years ago – when the owners of this property first asked to change the zoning to commercial. At that time, the Planning Department indicated that long range plans for both the City of El Paso and the County of El Paso included keeping the farm fields along the Juan D. Herrera and Ysleta Cut-Off ditches – east and west of Inglewood Drive – as farm fields. My husband and I fully concurred with that decision, as we strongly feel that land that can be easily watered through gravity irrigation should remain in agricultural use. We still regret that we sold our back field, particularly as we now know more uses for the native wolfberries that were taking over the field.

This time round, we were notified about the current proposed zoning change by Mr. Hector Lopez (the son), who graciously made a point of stopping by. As he explained it, not only is he trying to obtain permission to build a semi-trailer storage, warehouse, and repair facility directly across from us; but that a trucking business has been proposed for across the street; and our neighbors, the Iveys, want to change part of their land to industrial use. Mr. Lopez pointed out one thing that has changed since the previous meeting - the construction of the Amazon shipping warehouse just north of us and across the freeway (we can see it from the house). He also commented that he was unable to obtain irrigation rights when he purchased the land under discussion, so there is no way it can be returned to agricultural use.

As my husband, daughter, and myself would like to continue living where we are, looks like we really will be living on an island. So on to some practical considerations.

Mr. Lopez has suggested, as a courtesy to us and as a way to utilize required ponding areas, that he will plant a "green" space on the canal side of his business. The existing trucking facility which faces North Loop has planted pine trees as wind breaks and screens. The impression I received from Mr. Lopez was that this would be a more substantial planting, and we discussed briefly the placing of "edible" trees such as pecans in this area [note, supposedly the El Paso Community Foundation has some interest in "edible" landscaping]. We think that this idea might save runoff water that would eventually get back into the water table; would hopefully add a little humidity that might attract rain (break up some of those paved areas that overheat during the summer); and would provide shade for people who walk and jog along the irrigation canal. Hopefully, this idea of "green" space could be applied to some of the other projects that Mr. Lopez indicated were on tap for our neighborhood.

In the course of our conversation, Mr. Lopez mentioned that the idea of creating a bridge over the irrigation canal to join the North Loop facility to the proposed one on Inglewood has probably been tabled. We think that this is a good thing, as the Juan D. and Ysleta Cut-Off canals will still hold irrigation water, and it may be hard for employees and truckers without an agricultural background to understand that the water jacks have the right-of-way.

One of our major concerns remains what will happen to Inglewood Drive. As my husband and I understand it, Inglewood follows the boundary between the Ysleta and Socorro Grants – now the boundary between the Cities of El Paso and Socorro. Certain segments of the road are maintained by each governmental entity. It might be wise to do some advanced planning on how to handle the inevitable potholes.

Mr. Lopez indicated that he has already been informed that he will need to widen the road in front of his property. Our property fronts on Inglewood just before (or after) the dog leg bend. We would appreciate early notice if there will be changes made in front of our property, and please remember that the storm drain already runs along the front of both ours and Mr. Lopez' property. Also, if Inglewood is closed during construction between North Loop and Nevarez, would someone please remember to let us know! We had a few days several years ago when we couldn't leave our place.

A sizeable body of truck drivers are now familiar with the dogleg turn between our property and North Loop, and are extremely courteous about taking turns navigating the turn. My husband and I actually appreciate this feature, as it slows traffic down right where we need to turn onto Inglewood Drive. We are possibly as much concerned about the intersection with Nevarez – there is a small irrigation canal going under the road that is poorly marked, and has no curbing to prevent someone dropping a wheel off the road. Better traffic control signage might also be indicated for that location.

As I mentioned at the previous zoning meeting, we regret that the needed security lighting – which admittedly provides us with some benefit – blocks out the night sky. We hope that some day in the future, El Paso and Socorro will change their lighting requirements to those of Tucson, Arizona – which has cooperated with the nearby observatory. I remember the lighting there as sufficient for its purpose, while allowing view of the stars.

In conclusion, my husband's and my personal preference would be that this area remain agricultural, but if that is not to be, hopefully the green space idea and some of the other factors mentioned above will be taken into consideration. We wish to be good neighbors to those who live and work in our area, and really appreciate Mr. Lopez's efforts to be the same.

Lawrence S. and Barbara Angus

601 Inglewood Drive

El Paso, Texas 79927-4110

ATTACHMENT 6

6/1/2021

Dear Representative Rodriguez:

I am writing to you in regard to the request by Inglewood Properties, LLC to change the zoning on their Inglewood Drive property from Ranch/Farm to Commercial/condition. This action will be discussed at the June 3, 2021 meeting of the City Plan Commission of the City of El Paso.

To the best of my knowledge, this is the second time Inglewood Properties, LLC has requested such a zoning change. The first time was approximately two years ago, before Covid 19. At that time, City of El Paso staff concerned with long range planning stated that it was the intent of both the City of El Paso and the City of Socorro to keep the strip of land next to the Juan de Herrera lateral and the Ysleta Extension as viable farmland.

Apparently, the construction of the Amazon facility on Interstate 10 near Loop 375 has changed the opinion of these two municipalities. While I, as an El Paso resident and voter, understand the pressure the City faces to bring in more business and more jobs to our community, the situation leaves me with a certain distrust of public officials. It also does not change the fact that there is only a limited amount of land in the El Paso Valley that can be watered through gravity fed irrigation, which should make it a valuable commodity.

My husband was born and raised in El Paso (the first home he remembers was on Polo Inn Road), and I started renting property in the Lower Valley in 1982. The two of us have witnessed - and heard stories from older residents about - many changes in this area. We moved to our current residence at 601 Inglewood Drive thirty years ago. We were searching for several acres nearer my place of employment where I could keep a horse, he could have workshop space, and we could raise our daughter. At that time, as a City of El Paso employee, I was required to live within city limits. As it turned out, our property - what was left of an old farm - was ten minutes away from where I worked.

My husband and I talk from time to time with our neighbor, Bill Cowan, who grew up in the house he lives in along with his mother and sister. For both families, part of the "amenities" of our location include the open space and the wildlife that inhabits it. It is also our two families that will face the most changes if the zoning request is approved. As I was bluntly told at the hearing two years ago, I live on an "island," which will now be surrounded by trucks instead of cotton fields.

In all fairness, Hector Lopez (the younger) - he's the third generation of that family that my husband has known - has come by to talk to us about the project. We are both hoping to be good neighbors. One item we discussed was a planting area or "belt" of trees along the canal side of the possible trucking facility. From what I could see of the plans at the hearing a few weeks ago (I did not have the correct type of cell phone to participate in the "Teams" setup and spent the session without sound), the blueprints call for only a single line of trees. I am hoping that this is expanded, not just as a noise and sight barrier benefiting us, but as a rest area for his employees and to provide additional cooling and air pollution control for his facility. The shade provided by a denser planting would also be appreciated by the increasing number of people using the canal roads for recreational purposes. Mr. Lopez contacted me again after the recent meeting, and I sent him some materials on Chihuahuan Desert plants and "edible" landscaping.

Both Mr. Cowan and our family are concerned about what will physically happen to Inglewood Drive if the rezoning goes through. Both Socorro and El Paso seem to be responsible for repairing certain sections of the road, and we wonder how they will cooperate with the extra traffic caused by the proposed trucking facility and the one I have heard is due to go in directly opposite it on the Socorro side of the street. I understand that the City of El Paso's temporary solution is for a bridge to be built over the canal and that all truck traffic will enter and exit through North Loop. At this point, there is no traffic light at the North Loop entrance to the facility, and it is both frustrating for the truck drivers - particularly at rush hour - and for drivers headed east on North Loop who may be blocked by a left turning truck. We anticipate the traffic will eventually find its way back to Inglewood. We would like to be involved in any planning regarding the street - we might have some constructive suggestions - or at least give us a head's up on what is planned.

From what I heard from Raul Garcia, of the Planning Division, the zoning change is a "done" deal. Guess I am writing mostly so that you know that you have a few constituents in the area most impacted by this action. Our family (my husband, daughter, and myself) intend to live out our lives on our property - we would appreciate it if we - and our animals - could do so with some "quality of life."

Sincerely,

Barbara Angus
Registered Voter, District 6



551 Inglewood Drive Rezoning

PZRZ21-00006

Strategic Goal 3.

Promote the Visual Image of
El Paso



Aerial



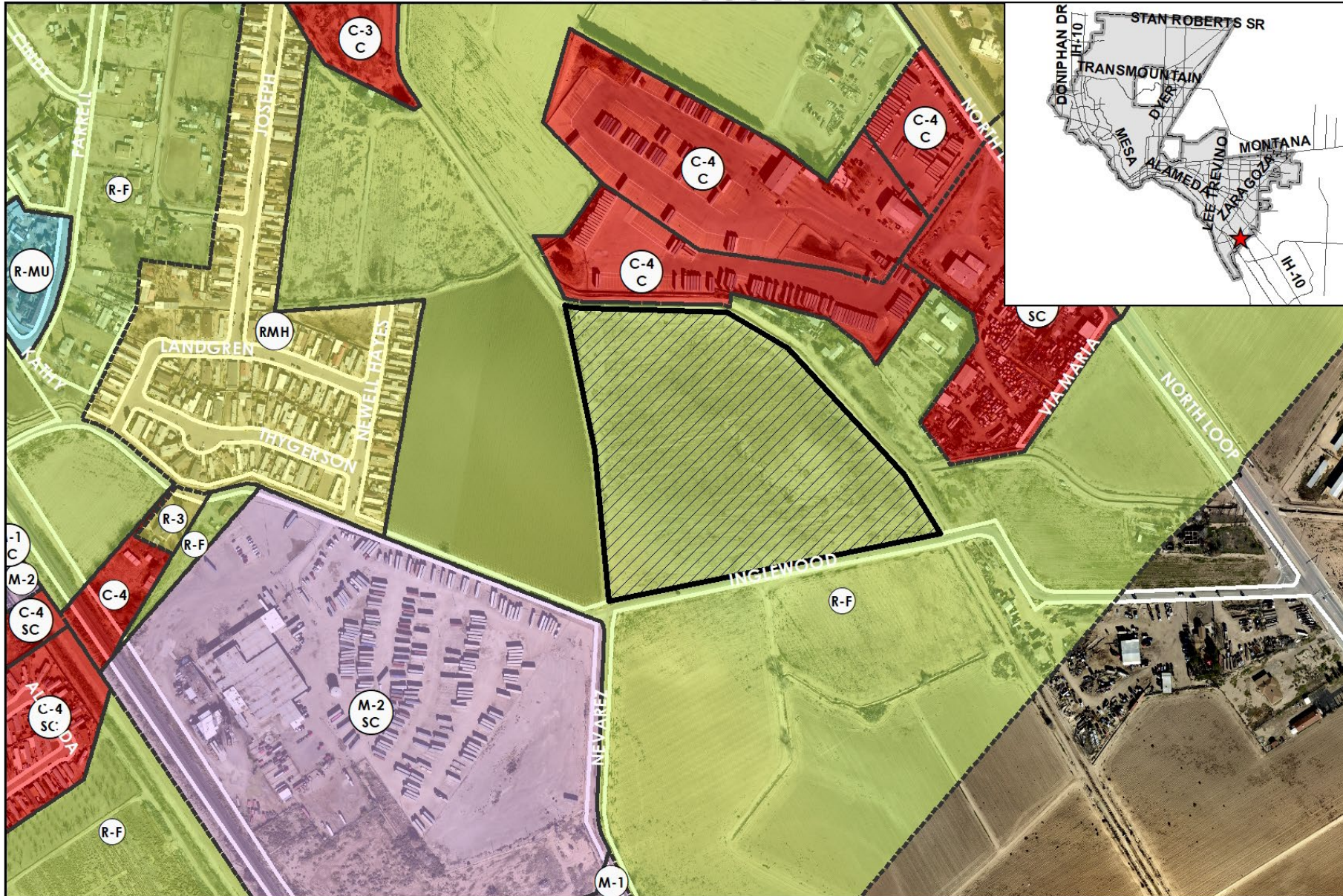
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



Existing Zoning



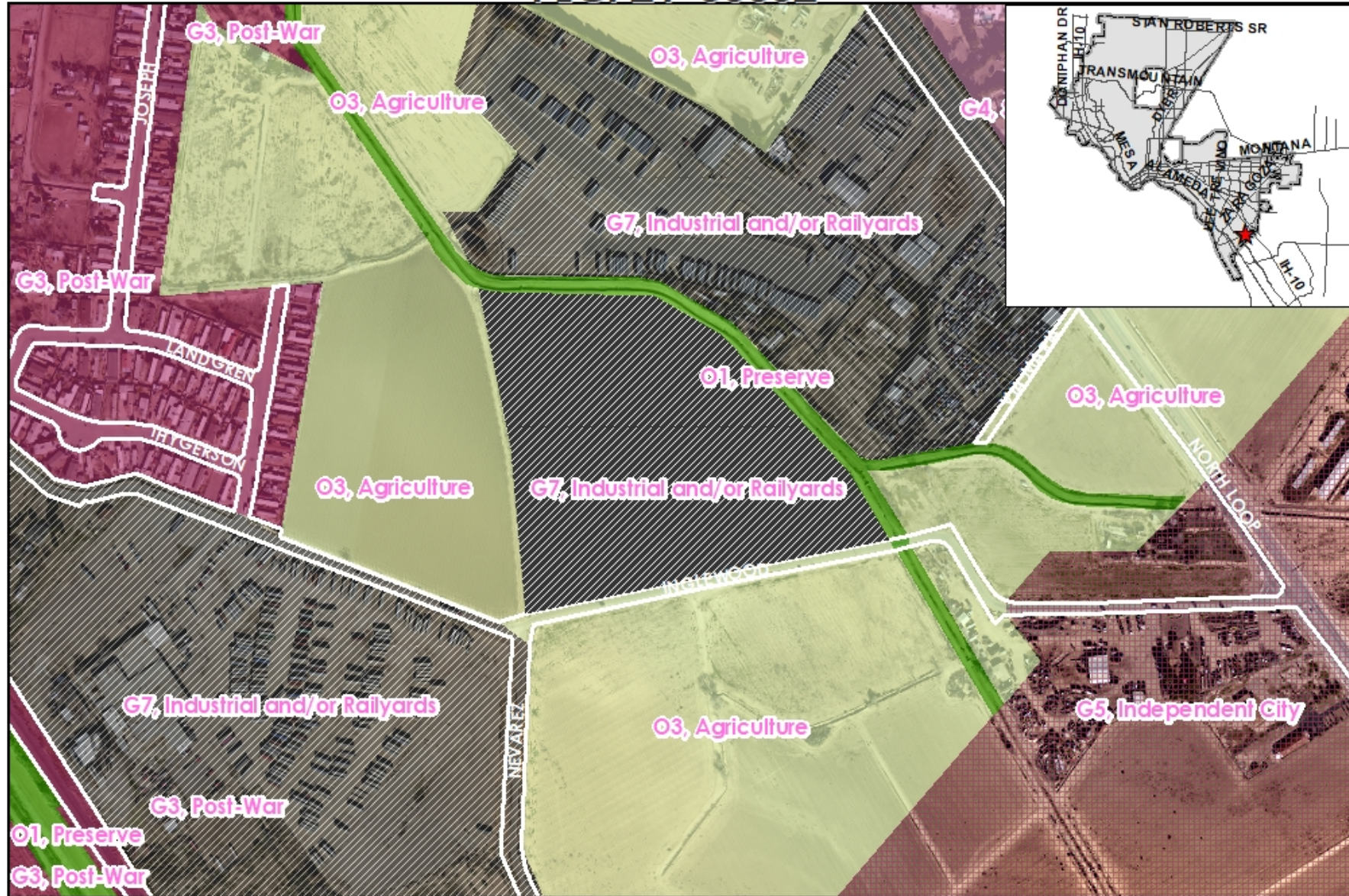
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



PLCP21-00002



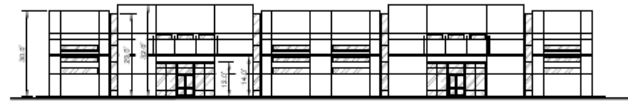
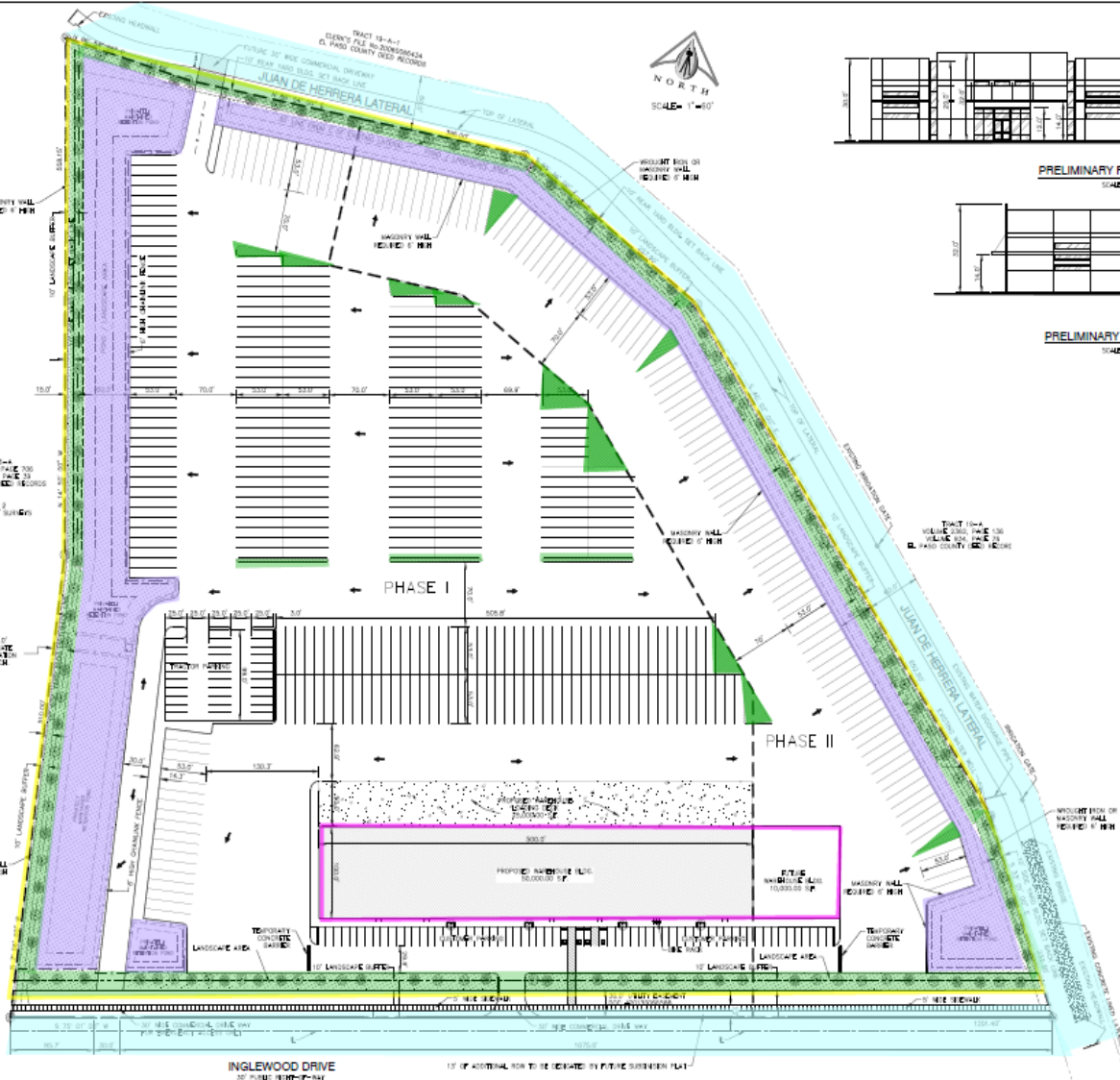
Future Land Use

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 to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property





NOTE: ALL TO BE PROVIDED BY THE OWNER. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF EL PASO ORDINANCES.

BUILDING #	TYPE	AREA (SQ. FT.)	NUMBER OF STORIES	NUMBER OF UNITS
BUILDING 1	RESIDENTIAL	10000	2	12
BUILDING 2	RESIDENTIAL	10000	2	12
TOTAL		20000	4	24

REQUIREMENT	PROVIDED	REQUIRED
RECYCLED RUBBER PROVIDED	80 P.S.	80 P.S.
RECYCLED PLASTIC PROVIDED	4 P.S.	4 P.S.
TOTAL SPACES PROVIDED	84 P.S.	84 P.S.
TOTAL SPACES REQUIRED	84 P.S.	84 P.S.
RECYCLED RUBBER PROVIDED	2 P.S.	2 P.S.
RECYCLED PLASTIC PROVIDED	0 P.S.	0 P.S.

PRELIMINARY SCHEME

REQUIREMENT	PROVIDED	REQUIRED
BUILDING AREA (SQ. FT.)	20,000	20,000
LOT AREA (SQ. FT.)	133,700	133,700
LANDSCAPE AREA (SQ. FT.)	179,225	179,225
TOTAL AREA (SQ. FT.)	433,925	433,925

LANDSCAPE ORDINANCE REQUIREMENTS

RECYCLED RUBBER: 80 P.S. REQUIRED

RECYCLED PLASTIC: 4 P.S. REQUIRED

TOTAL SPACES: 84 P.S. REQUIRED

TOTAL SPACES PROVIDED: 84 P.S.

RECYCLED RUBBER: 2 P.S. REQUIRED

RECYCLED PLASTIC: 0 P.S. REQUIRED

REQUIREMENT	PROVIDED	REQUIRED
RECYCLED RUBBER	80 P.S.	80 P.S.
RECYCLED PLASTIC	4 P.S.	4 P.S.
TOTAL SPACES	84 P.S.	84 P.S.
TOTAL SPACES REQUIRED	84 P.S.	84 P.S.

SET BACKS

FRONT: 10'

REAR: 10'

SIDE: 5'

STREET: 5'

PHASING PLAN

PHASE I: BUILDING 1, BUILDING 2, PARKING, LANDSCAPE, AND HARDSCAPE

PHASE II: BUILDING 3, BUILDING 4, PARKING, LANDSCAPE, AND HARDSCAPE

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<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> <th>PRIMARY BENCHMARK</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	BY	PRIMARY BENCHMARK									<p>SCALE</p> <p>1" = 40'</p> <p>AS SHOWN</p>		<p>DETAILED SITE DEVELOPMENT PLAN</p> <p>801 INGLEWOOD DRIVE BEING ALL OF TRACT 198, BLOCK 2, YSLETA GRANT CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING IN ALL 864,000 SQ. FT. OR 19.85 ACRES OF LAND MORE OR LESS.</p> <p>PREPARED FOR: INGLEWOOD PROPERTIES, L.L.C.</p>	<p>DRAWING NUMBER</p> <p>V1</p> <p>SHEET NO. 1 OF 1</p>
	DATE	REVISIONS	BY	PRIMARY BENCHMARK												
<p>DATE</p> <p>06/27/21</p>																

Subject Property



PROPOSED REZONING
PUBLIC HEARINGS
ARE SCHEDULED
PLEASE CALL (915) 212-1509
PROPUESTA DE REZONIFICACION
AUDIENCIAS SE HAN AGENDADO
PARA INFORMACION
LLAME AL TEL (915) 212-1509

Surrounding Development



N



E



S



W

Public Input

- The Planning & Inspections Department in conjunction with the office of City Representative for District 6, held a virtual community meeting on May 13, 2021.
- Public notices were mailed to property owners within 300 feet on May 21, 2021. As of June 2, 2021, the Planning Division has received two emails of commentary.





Recommendation

Staff recommends APPROVAL of the rezoning request with the following conditions:

1. Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.
2. 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 lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.
3. The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.
4. That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.

Staff also recommends APPROVAL of the detailed site development plan, which meets the requirements of El Paso City Code Section 20.04.150 Detailed Site Development Plan approval.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People