Renard U. Johnson
Mayor

Dionne Mack
City Manager

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

AGENDA FOR THE REGULAR COUNCIL MEETING

October 28, 2025
COUNCIL CHAMBERS, CITY HALL, 300 N. CAMPBELL AND VIRTUALLY
9:00 AM

Teleconference phone number: 1-915-213-4096
Toll free number: 1-833-664-9267
Conference ID: : 429-375-348#

Notice is hereby given that a Regular Meeting of the City Council of the City of El Paso will be conducted on October 28, 2025 at 9:00 A.M. Members of the public may view the meeting via the following means:

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

Attention: The Council will take a lunch break at approximately 12:30 p.m. - 1:00 p.m. unless otherwise decided by the Council.

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

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

At the prompt, please enter Conference ID: 429-375-348#

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

For Call to the Public:

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

To Speak on Agenda Items:

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

9:00 A.M. PLEDGE OF ALLEGIANCE

St. Clements School at the Invitation of City Representatives Lily Limón and Art Fierro

Ines Alcala Alonso	**Rivers Anderson**
Lulu Carmona	**Prescott Colquitt**
Bishop Farah	**Charley Follett**
Aria Forney	**Anson Gaddy**
Gia Gerardo	**Sebastian Macias**
TJ Marmolejo	**Cal Martinez**
Levi Murray	**Ana Emilia Ramirez**
Belen Resendiz	**Renee Roldan Fuentes**
Hannah Shimunov	**Vivien Stockard**
Amy An	**Aila Davis**
Matilda Genrich	**Ryland Grambling**
Blake Huffman	**Iwinosa Idada**
Raul Lopez	**Amelia Martin**
Caroline Mata	**Isabel Tamariz**
Rose Tullius	

MAYOR'S PROCLAMATIONS

Adair Margo

KLAQ FM Halloween Parade Day

Scherr Legate Lights Parade

Vernon "Randy" Carothers Day

10:00 A.M. ROLL CALL

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

INVOCATION BY THE EL PASO POLICE SENIOR CHAPLAIN DAVID MAYFIELD

PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS

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

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

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

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

NOTICE TO THE PUBLIC

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

CONSENT AGENDA - APPROVAL OF MINUTES:

1. Approval of the Minutes of the Regular City Council Meeting of October 14, 2025 and the Work Session of October 13, 2025. **25-1304**

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

CONSENT AGENDA - REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

2. REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS **25-99**

CONSENT AGENDA - RESOLUTIONS:

3. A Resolution that the City Council in accordance with the provisions of the City Code Subsection 12.56.020(F)(1), hereby exempts the regularly designated parking meter fees to the North of I-10, to include, but not be limited to the Uptown Parking Benefit District, on November 22, 2025, for WinterFest which constitutes a special downtown event. **25-1279**

District 8
International Bridges, Paul Stresow, (915) 212-7502

4. That the Solid Waste liens on the attachment posted with this agenda be approved (see Attachment A). **25-1263**

Districts 1, 3, 4, 5, 6, 7
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

5. A Resolution that the Taxpayer, CHICK-FIL-A INC., have met the requirements **25-1282**

of Section 33.011 of the Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(a)(1) of the Tax Code in the amount of $2,376.66, for the property with the following legal description:

FURN CMP MACH SIGN.

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

6. A Resolution that the City Manager, or designee, be authorized to sign an Amendment to Multiple Use Agreement with the Texas Department of Transportation (TxDOT), in a form substantially similar to the attached, for the purpose of allowing the City access to TxDOT roadways and right-of-way for the installation, operation and maintenance of new City bus stops located along and within TxDOT right-of-way. That the City Manager, or designee, be authorized to sign, after review and approval by the City Attorney's office, any related documents, agreements, and amendments to such agreements for the City to take all actions necessary for the installation, maintenance and operation of bus stops located along and within TxDOT rights-of-way, to include but not limited to actions related to construction, enhancements, maintenance and operation of the bus stops. That the City Manager, or designee, be authorized to sign any future documents, agreements and amendments to such agreements, after review and approval by the City Attorney's office between the City and TxDOT related to adding new bus stops as well as enhancing or updating existing bus stops, located along and within TxDOT right-of-way. That the City Manager, or designee, be authorized to take actions necessary and effectuate any budget transfers, sign all related documents, amendments to such agreements and related documents after review and approval by the City Attorney's office, necessary to carry out the intent of the resolution. **25-1290**

All Districts
Capital Improvement Department, Yvette Hernandez, (915) 212-0065

7. A Resolution that the Mayor be authorized to sign, on behalf of the City of El Paso, an Interlocal Agreement between Texas Tech University Health Sciences Center and the City of El Paso for the City's Department of Public Health Clinical Laboratories, to provide: **25-1267**

1) A Clinical Laboratory Improvement Amendments (CLIA) qualified faculty member to serve as the medical director;
2) Review and approve quality control procedures;
3) Make final determinations concerning abnormalities in clinical laboratory procedures; and
4) Make recommendations on clinical procedure manuals; in the City of El Paso, El Paso County, Texas, for a three-year term starting on October 28, 2025 and ending on October 27, 2028.

All Districts
Public Health, Veerinder Taneja, (915) 212-6502
Public Health, Sara Cera, (915) 212-6502

8. A Resolution authorizing the Director of Purchasing & Strategic Sourcing to **25-1320**

notify AZTEC CONTRACTORS, INC., that the City is terminating Contract No. 2025-0398 EPIA Terminal Roof Repairs pursuant to Attribute 18, Subsection 7. Liquidated Damages for Failure to Enter into Contract of the Solicitation Documents, and that the termination shall be effective as of October 28, 2025, and that the City may take all necessary steps to seek forfeiture of Vendor's bid bond as liquidated damages.

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-4300
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 474-2424

CONSENT AGENDA - BOARD APPOINTMENTS:

9. Jonathan Hernandez to the Capital Improvements Advisory Committee by Representative Josh Acevedo, District 2. **25-1321**

Members of the City Council, Josh Acevedo, (915) 212-0002

10. Celia Gutierrez to the Committee on Border Relations by Mayor Renard U. Johnson. **25-1333**

Members of the City Council, Mayor Renard U. Johnson, (915) 212-0021

CONSENT AGENDA - APPLICATIONS FOR TAX REFUNDS:

11. A refund to Perla Denisse Benitez Castaneda, in the amount of $281.27 for an overpayment made on January 31, 2022 of 2021 taxes, Geo. No. 18PP-999-5630-1034. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments exceeding the three (3) year limit. **25-1281**

District 8
Tax Office, Maria O. Pasillas, (915) 212-0106

CONSENT AGENDA - NOTICE OF CAMPAIGN CONTRIBUTIONS:

12. For notation pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chávez in the amount of $500 from Carmen Renee Jimenez and $1,500 from Maria Terán.. **25-1311**

Members of the City Council, Representative Alejandra Chávez, (915) 212-0001

CONSENT AGENDA - REQUESTS TO ISSUE PURCHASE ORDERS:

13. The request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2022-0004 Security Services for Municipal Buildings to Night Eyes Protective Services. This change order will increase referenced contract by $129,560.00 for a total amount not to exceed $3,708,725.00. This change order will increase the contract capacity to include **25-1298**

additional guards at the Municipal Services Center (MSC) Building and City Hall.

Department:	Streets and Maintenance
Award to:	Night Eyes Protective Services
City & State:	El Paso, TX
Current Contract Estimated Amount:	$2,203,389.00
Change Order Amount:	$129,560.00
Total estimated Amount not to Exceed:	$2,332,949.00
Account(s):	532-1000-31040-522120-P3120
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Award - unit price contract.

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7005

CONSENT AGENDA - REQUEST FOR PROPOSAL:

14. The award of Solicitation 2025-0361R Financial and Planning Services - Airport to the following suppliers: 1) Garver, LLC and 2) Ricondo & Associates Inc. for an initial term of three (3) years for an estimated amount of $900,000.00. The award also includes a two (2) year option for an estimated amount of $600,000. The total contract time is for five (5) years for a total estimated amount of $1,500,000.00. The contract will provide planning and financial consulting services in connection with the El Paso International Airport. **25-1294**

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $150,000.00 for the initial term, which represents a 20% increase due to an increase to the annual budgeted amount needed for services.

Department:	El Paso International Airport
Award to Supplier 1:	Garver, LLC
City & State:	North Little Rock, AR
Award to Supplier 2:	Ricondo & Associates Inc.
City & State:	Chicago, IL
Initial Term:	3 Years
Option Terms:	2 Years
Total Contract Time:	5 Years
Total Annual Estimated Award:	$300,000.00
Total Initial Term Estimated Award:	$900,000.00
Total Option Term Estimated Award:	$600,000.00
Total Estimated Award:	$1,500,000.00

Account(s)	562-3000-62030-521160-P6201
Funding Source(s):	Airport Enterprise Fund
District(s):	3

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing and El Paso International Airport Departments recommend award as indicated to 1) Garver, LLC and 2) Ricondo & Associates Inc. the highest ranked offerors based on the evaluation factors established in the evaluation criteria for this procurement.

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

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Airport, Tony Nevarez, (915) 474-2424

REGULAR AGENDA - FIRST READING OF ORDINANCES:

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

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

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

15. An Ordinance changing the zoning of a portion of E.R. Talley Surveys No. 6 and 7, 4600 Edna Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1283**

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: 4600 Edna Ave.
Applicant: City of El Paso, PZRZ25-00018

District 2
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Alejandra González, (915) 212-1506

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

16. An Ordinance amending Title 15 (Public Services), Chapter 15.22 (Water and Wastewater Impact Fees), by adding Section 15.22.200 (Exemptions) in order to comply with the updated requirements in accordance with Senate Bill 840 of the Texas 89th Legislative Session. **25-1299**

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

17. An Ordinance amending Title 19 (Subdivision and Development Plats, Article II (Subdivision Standards), Chapter 19.18 (Traffic Impact Analysis), Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), and Article VI (Definitions), Chapter 19.50 (Definitions) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 19.42 of the El Paso City Code. **25-1300**

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

18. An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Definitions), Chapter 20.04 (Administrative Provisions), Chapter 20.10 (Supplemental Use Regulations), Appendix A (Table of Permissible Uses), Appendix B (Table of Density and Dimensional Standards), and Appendix C (Table of Parking Requirements and Standards), in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code. **25-1301**

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

19. An Ordinance amending Title 21 (SmartCode), Chapter 21.10 (General to all Plans), Chapter 21.30 (New Community Plans), Chapter 21.40 (Infill Community Plans), Chapter 21.50 (Building Scale Plans), Chapter 21.70 (Definition of Terms), and 21.80 (Tables) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 21.60 of the El Paso City Code. **25-1302**

All Districts

Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

PUBLIC HEARING WILL BE HELD ON NOVEMBER 18, 2025

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

20. An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (Commercial), and imposing conditions. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1202**

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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

21. An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a Master Zoning Plan with a 32% parking reduction. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. **25-1207**

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 Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

REGULAR AGENDA - MEMBERS OF THE CITY COUNCIL

22. Discussion and action on a Resolution that the City of El Paso appoint to the Camino Real Regional Mobility Authority Christopher Lindner to Position 5, whose term will expire on February 1, 2026. **25-1310**

Members of the City Council, Mayor Renard U. Johnson, (915) 212-0021

23. Discussion and action on a Resolution approving the use of District 2 discretionary funds for payroll of the part-time Administrative Specialist and authorizing the City Manager, or designee, to take any and all actions necessary to effectuate such expenditure. **25-1323**

District 2
Members of the City Council, Representative Josh Acevedo, (915) 212-0002

24. Discussion and action directing the City Manager and City Attorney to engage collaboratively with the Transportation Security Administration (TSA) and Federal Aviation Administration (FAA) to explore the development of a Memorandum of Understanding (MOU) and/or lease agreement regarding the TSA security checkpoint at the El Paso International Airport (EPIA). This effort would aim to align operations with applicable City of El Paso guidelines, policies, procedures, and ordinances, including but not limited to, those related to the display of political language. Further direct the City Manager and City Attorney to review all relevant documentation related to the security checkpoint at EPIA and formally request any necessary security clearances to access and review existing contract/lease agreements, with a report to be presented to City Council within 60 days. **25-1328**

All Districts
Members of the City Council, Representative Josh Acevedo, (915) 212-0002
Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

25. Discussion and action on the award of Solicitation 2025-0285 Vista Del Sol Reconstruction & Resurfacing to Jordan Foster Construction, LLC for a total estimated amount of $4,217,873.40. This project will consist of mill and overlay, implement Americans with Disabilities Act (ADA) Ramps, remove and replace sidewalks, video image vehicle detection system (VIVDS), implement signage and striping along Vista Del Sol Drive from Sumac Drive to Phil Gibbs Drive. **25-1291**

Department:	Capital Improvement
Award to:	Jordan Foster Construction, LLC
City & State:	El Paso, TX
Item(s):	Base Proposal I
Contract Term:	204 Consecutive Calendar Days
Base Proposal I:	$4,217,873.40
Total Estimated Award:	$4,217,873.40
Account(s):	190 - 4825 - 29110 - 580270 - PCP23ARTRECON02
Funding Source(s):	Community Progress Bond
District(s):	6, 7

This was a Competitive Sealed Proposal Procurement unit price contract.

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Jordan Foster Construction, LLC the highest

ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

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

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

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

Districts 6 & 7
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

REGULAR AGENDA - OTHER BUSINESS:

26. Discussion and action on a Resolution authorizing the Agreement between the City of El Paso and the El Paso Community Foundation to continue to promote and support education and programming at the Mexican American Cultural Center. **25-1288**

All Districts
Museums and Cultural Affairs, Ben Fyffe, (915) 212-1766
City Attorney's Office, Jesus Quintanilla, (915) 212-1046

27. Discussion and action on a Resolution to authorize the City Manager to execute the State Infrastructure Bank loan agreement, together with all required documentation, to effectuate the City's intent to borrow such funds and that the City Council further authorizes the City Manager to take or perform any actions required for implementation of this Resolution to receive funding from the State Infrastructure Bank. **25-1289**

District 4
Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

28. Discussion and action on updates of short-term rentals in El Paso. The presentation by City staff, the Greater El Paso Association of Realtors, and the El Paso Short-Term Rental Alliance will include requested items by City Council on September 3, 2025 including identified safety issues and concerns related to short-term rentals in the City of El Paso and an update on the current state of short-term rentals within the City. **25-1293**

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

29. Discussion and action on a presentation on proposed amendments to El Paso City Code 20.20 (Historic Landmark Preservation). The presentation will provide Council an update on the input received from the community and staff recommendations. **25-1296**

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Tony De La Cruz, (915) 212-1589

30. Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate a budget transfer to use Zoo's operating fund balance for the purchase of 50 air conditioner units including labor and materials. **25-1292**

District 2
City Manager's Office, Sasho Andonoski, (915) 212-1092
Zoo, Gary A. Lunsford, (915) 212-2803

31. Discussion and action to approve the FY 2025-2026 Annual Internal Audit Plan. **25-1295**

All Districts
Internal Audit, Miguel Montiel (915) 212-1367
Internal Audit, Liz De La O, (915) 212-1371

EXECUTIVE SESSION

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

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

ADJOURN

NOTICE TO THE PUBLIC:

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

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

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

http://www.elpasotexas.gov/

File #: 25-1304, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

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

AGENDA LANGUAGE:

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

Approval of the Minutes of the Regular City Council Meeting of October 14, 2025 and the Work Session of October 13, 2025.

RENARD U. JOHNSON
MAYOR

DIONNE MACK
CITY MANAGER

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

MINUTES FOR REGULAR COUNCIL MEETING

October 14, 2025
COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY
9:00 AM

……

9:00 AM PLEDGE OF ALLEGIANCE

St. Matthew's Catholic School at the Invitation of City Representative Alejandra Chávez

Kevin Aguirre
Diana De La Garza
Joshua Dowling
Jaime Gonzalez
Dariana Yu
Franko Fuentes
Karla Frias
Nicholas Ogunmokun
Evelyn Wieland

……

MAYOR'S PROCLAMATIONS

Reymond Telles Day

Domestic Violence Awareness Month

Tom Lea Celebration

American Red Cross Sound the Alarm

ESD and the Community Day

……

10:00 AM ROLL CALL

……

The City Council of the City of El Paso met on the above time and date. The meeting was called to order at 10:13 a.m. Mayor Renard Johnson was present and presiding, and the following Council Members answered roll call: Alejandra Chávez, Josh Acevedo, Deanna Maldonado-Rocha, Cynthia Boyar Trejo, Ivan Niño, Lily Limón, and Chris Canales. Late arrival: Art Fierro at 10:14 a.m. Early departure: Cynthia Boyar Trejo at 12:30 p.m.

……

INVOCATION BY EL PASO POLICE CHAPLAIN JOE MARATTA

……

PUBLIC COMMENT ON CONSENT AGENDA AND REGULAR AGENDA ITEMS

There was no public comment before the items were considered.

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

The following members of the public commented:

1. Mr. Frank Leal
2. Ms. Elizabeth Crawford
3. Ms. Claudia Contreras Siller
4. Mr. Ron Comeau
5. Ms. Nazly Pamela De La Hoya
6. Ms. Wanda Helgesen
7. Ms. Patricia Osmond
8. Mr. Ian Valdez
9. Mr. Luis Ruiz

NOTICE TO THE PUBLIC

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

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

1. *Motion made, seconded, and unanimously carried to **APPROVE** the minutes of the Regular City Council Meeting of September 30, 2025, the Work Session of September 29, 2025, and the Special Meeting of October 6, 2025.

CONSENT AGENDA – REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

2. **NO ACTION** was taken on this item.

CONSENT AGENDA – RESOLUTIONS:

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

WHEREAS, the Rio Grande Council of Governments (RGCOG) is directed by the Texas Commission on Environmental Quality to administer solid waste grant funds for implementation of the RGCOG adopted regional solid waste management plan; and

WHEREAS, the RGCOG created the Regional Solid Waste Project Allocation COG Managed Program to procure and implement solid waste management projects from local and regional political subdivisions within the State of Texas; and

WHEREAS, City of El Paso in the State of Texas is qualified to apply for grant funds from the Rio Grande Council of Governments FY2026 Regional Solid Waste Project Allocation COG Managed Program under the RGCOG Request for Applications; and

WHEREAS, the Rio Grande Council of Governments' FY2026 Regional Solid Waste Project Allocation COG Managed Program is administered by the Rio Grande Council of Governments, is divided between six Texas counties and can be used to address the disposal of materials from illegal dumping sites; and

WHEREAS, illegal dumping sites, including the illegal dumping of tires, can pose health and safety risks for the citizens of El Paso; and

WHEREAS, The City of El Paso established the Scrap Tire Reimbursement Program to reduce the illegal dumping of tires; and

WHEREAS, The City of El Paso finds it in the best interest of the citizens of El Paso to continue to operate the Scrap Tire Disposal Reimbursement for the fiscal year 2026; and

WHEREAS, the City of El Paso wants to apply for grant funds from the FY2026 Regional Solid Waste Project Allocation COG Managed Program in order to defray the costs of operating the Scrap Tires Disposal Reimbursement Program.

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

1. **THAT** the City Manager or designee is authorized to sign the application and any other documents required to apply for grant funds from the Rio Grande Council of Governments FY2026 Regional Solid Waste Project Allocation COG Managed Program.

2. **THAT** the City Manager or designee is authorized to effectuate any budget transfers, any related agreements, amendments to such agreements, and documents after review and approval by the City Attorney's office, necessary to carry out the intent of this resolution.

……..…….

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

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

That the El Paso City Council hereby renames a portion of the street currently known as Rosa Avenue to Hope Court, beginning at Raynolds Street and ending at Revere Street., illustrated on Exhibit "A"** attached hereto and in compliance with the El Paso City Code 19.15.140, and authorizes the City Manager to take the necessary steps to change the name herein described.

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

……..…….

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

A RESOLUTION APPROVING A DETAILED SITE DEVELOPMENT PLAN FOR LOTS 16, 17, 18, 19, 20, 24, 25, 26 AND A PORTION OF LOTS 21, 22 AND 23, BLOCK 3, KEYSTONE BUSINESS PARK AND A PORTION OF KAPPA ROAD, 4160 DONIPHAN DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.04.150. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

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

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

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

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

1. Pursuant to requirements, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit a recycling collection facility as required under the **C-4/sc (Commercial/special contract)** District as per Section **20.04.150**, on the following described property, and as more particularly described by metes and bounds on the attached **Exhibit A"**,** incorporated by reference, which is located in a **C-4/sc (Commercial/special contract)** District:

Lots 16, 17, 18, 19, 20, 24, 25, 26 and a portion of Lots 21, 22, and 23, Block 3, Keystone Business Park and a portion of Kappa Road, 4160 Doniphan Drive*, City of El Paso, El Paso County, Texas.*

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

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

4. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the C-4/SC (COMMERCIAL/SPECIAL CONTRACT) District. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued.

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

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

……..…….

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

WHEREAS, the City Tax Assessor/Collector of the City of El Paso ("City Tax Assessor/Collector") has entered the amount of tax as provided by Section 26.09(e) of the Texas Tax Code in the appraisal roll, creating a tax roll for entities, for which the City Tax Assessor/Collector collects taxes, a summary of which is attached hereto and incorporated herein by reference; and

WHEREAS, the tax roll for the remaining entities is on file and available for inspection in the City Tax Office; and

WHEREAS, the City Tax Assessor/Collector now submits the tax roll to City of El Paso Council for approval as the 2025 tax roll.

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

THAT the tax roll attached hereto as *Attachment A*** is hereby approved and constitutes the 2025 tax roll for all entities for which the City Tax Assessor/Collector collects taxes.

**Attachment A is available at the City Clerk's Office.

……..…….

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

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

That the City Manager be authorized to sign an Agreement for Professional Services by and between the CITY OF EL PASO and Dekker LLC., a professional limited liability company, for a project known as "Architect and Engineering Services for the El Paso Police Department Mission Valley Regional Command Center" for an amount not to exceed $564,099.00; that the City Engineer is authorized to approve additional Basic Services and Reimbursables for an amount not to exceed $50,000.00 and to approve Additional Services for an amount not to exceed $50,000.00 if such services are necessary for the proper execution of the project and that the increased amounts are within the appropriate budgets of the project for a total amount of $664,099.00; and that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for the execution of the Agreement.

……..…….

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

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

That the City Manager be authorized to sign an Agreement for Professional Services by and between the CITY OF EL PASO and **Consor Engineers, LLC** professional limited liability company, for a project known as "Architect and Engineering Services for the Buffalo Soldier Street Improvements Project" for an amount not to exceed $685,844.02; that the City Engineer is authorized to approve additional Basic Services and Reimbursables for an amount not to exceed $50,000.00 and to approve Additional Services for an amount not to exceed $50,000.00 if such services are necessary for the proper execution of the project and that the

increased amounts are within the appropriate budgets of the project for a total amount of $785,844.02; and that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for the execution of the Agreement.

9. R E S O L U T I O N

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

That the City Manager be authorized to sign an Agreement for Professional Services by and between the CITY OF EL PASO and **WSP USA Inc.** a New York, USA, foreign for-profit in corporation authorized transact business in Texas, for a project known as "2025-0344R Architect and Engineering Services for the Sunland Park Shared Use Path Project" for an amount not to exceed $799,621.05; that the City Engineer is authorized to approve additional Basic Services and Reimbursables for an amount not to exceed $50,000.00 and to approve Additional Services for an amount not to exceed $50,000.00 if such services are necessary for the proper execution of the project and that the increased amounts are within the appropriate budgets of the project for a total amount of $899,621.05; and that the City Manager be authorized to establish the funding sources and make any necessary budget transfers and execute any and all documents necessary for the execution of the Agreement.

Mr. Joaquin Rodriguez, Grant Funded Programs Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Chávez, Acevedo, Maldonado-Rocha, and Canales commented.

1ST MOTION
*Motion made, seconded, and unanimously carried to **MOVE** the item to the **REGULAR AGENDA.**

2ND AND FINAL MOTION
Motion made by Representative Canales, seconded by Representative Limón, and carried to **APPROVE** the Resolution.

AYES: Representatives Chávez, Acevedo, Boyar Trejo, Niño, Fierro, Limón, and Canales
NAYS: Representative Maldonado-Rocha

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

WHEREAS, on September 28, 2021, the El Paso County (County) and the City of El Paso (City) entered into an Interlocal Agreement ("Interlocal") pursuant to Chapter 791 of the Texas Government Code; and

WHEREAS, pursuant to the Interlocal, City provides Mass Prophylaxis Dispensing through a Closed Point of Dispensing; and

WHEREAS, the parties desire to exercise their option to renew the Interlocal and to extend its expiration date to September 28, 2027.

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

THAT the Mayor is authorized to sign the Interlocal Agreement Renewal between the City of El Paso and El Paso County.

……..…….

CONSENT AGENDA – BOARD APPOINTMENTS:

……..…….

11. *Motion made, seconded, and unanimously carried to **APPOINT** Elizabeth Barron to the Americorps Seniors Advisory Council by Representative Lily Limón, District 7.

……..…….

12. *Motion made, seconded, and unanimously carried to **APPOINT** Megan Sesker to the Animal Shelter Advisory Committee by Mayor Renard U. Johnson.

……..…….

13. *Motion made, seconded, and unanimously carried to **APPOINT** Kirk Clifton to the Historic Landmark Commission by Mayor Renard U. Johnson.

……..…….

CONSENT AGENDA - NOTICE FOR NOTATION:

……..…….

14. *Motion made, seconded, and unanimously carried to **NOTE** the Special Projects, Discretionary fund expenditures, and P-Card Transactions for the period of August 21, 2025 - September 20, 2025, for Mayor, City Council Representatives, City Attorney's Office, City Manager's Office and staff.

……..…….

REGULAR AGENDA – FIRST READING OF ORDINANCES:

……..…….

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

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

……..…….

15. An Ordinance changing the zoning of a portion of Tracts 1K2, 1J3, & Tract 1J1B, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas, from G-MU (General Mixed Use) to C-1 (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: South of Artcraft
Applicant: PZRZ25-00008, ASLM LTD

Ms. Patricia Osmond, citizen, commented

……..…….

16. An Ordinance changing the zoning of the North 193 feet of the East one-half of Lot 153, Sunrise Acres No. 2, 4806 Atlas Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to A-2 (Apartment). 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: 4806 Atlas Ave.
Applicant: JCGAR Ventures, PZRZ25-00015

……

PUBLIC HEARING WILL BE HELD ON NOVEMBER 4, 2025, FOR ITEMS 15 AND 16

……

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

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17. ORDINANCE 019804

The City Clerk read an Ordinance entitled**: AN ORDINANCE RELEASING ALL CONDITIONS PLACED ON PROPERTY BY ORDINANCE NO. 4928, WHICH CHANGED THE ZONING OF LOT 2, BLOCK 34, MESA HILLS UNIT SEVENTEEN, CITY OF EL PASO, EL PASO COUNTY, TEXAS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

Mr. Luis Zamora, Chief Planner and Zoning Administrator, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representatives Maldonado-Rocha and Canales commented.

Motion duly made by Representative Maldonado-Rocha, seconded by Representative Boyar Trejo, and carried that the Ordinance be **ADOPTED.**

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

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

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

……

18. ITEMS 18 THROUGH 20 WERE TAKEN TOGETHER

ORDINANCE 019805

The City Clerk read an Ordinance entitled**: AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL PROVISIONS AND DEFINITIONS), BY AMENDING ARTICLE II (DEFINITIONS) SECTION 20.02.464 (HUD-CODE MANUFACTURED HOME (MANUFACTURED HOME)) IN ORDER TO COMPLY WITH THE UPDATED ZONING NOTIFICATION REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 1341 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 20.24 OF THE EL PASO CITY CODE.**

19. ORDINANCE 019806

The City Clerk read an Ordinance entitled: **AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), SECTION 20.10.270**

(HOME OCCUPATION USES), SUBSECTION 20.10.270 B.14. TO INCLUDE NO-IMPACT HOME BUSINESSES AS AN EXCEPTION TO HOME OCCUPATION LICENSING REQUIREMENTS.

20. ORDINANCE 019807

The City Clerk read an Ordinance entitled**: AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS), BY AMENDING ARTICLE VI (CHANGES AND AMENDMENTS) SECTION 20.04.460 (PROTEST PROCEDURE) AND ARTICLE VII (PUBLIC HEARINGS) SECTION 20.04.520 (NOTICE) IN ORDER TO COMPLY WITH THE UPDATED ZONING NOTIFICATION REQUIREMENTS IN ACCORDANCE WITH HOUSE BILL 24 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 20.24 OF THE EL PASO CITY CODE.**

Mr. Kevin Smith, Planning and Inspections Assistant Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representatives Chávez, Maldonado-Rocha, and Canales commented.

The following City staff members commented:

- Mr. Russell Abeln, Senior Assistant City Attorney
- Mr. Philip Etiwe, Planning and Inspections Director

Motion duly made by Representative Maldonado-Rocha, seconded by Representative Boyar Trejo, and carried that the Ordinances be **ADOPTED.**

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

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

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

……

The City Council Meeting was **RECESSED** at 11:44 a.m. to convene the Mass Transit Department Board meeting.

The City Council Meeting was **RECONVENED** at 11:59 a.m.

……

REGULAR AGENDA – MEMBERS OF THE CITY COUNCIL:

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21. R E S O L U T I O N

WHEREAS, the City of El Paso is a member of the Texas Municipal League ("TML"), a statewide organization that represents the interests of Texas cities at the state and federal levels; and

WHEREAS, the TML Board of Directors governs and conducts the affairs of TML, promotes interest in municipal government on a regional level, and facilitates the exchange of information among cities across the region; and

WHEREAS, the TML Board of Directors is comprised of a president, regional directors, affiliate directors, directors-at-large, and past presidents; and

WHEREAS, the City of El Paso has a permanent director-at-large seat on the TML Board of Directors; and

WHEREAS, only city officials of member cities may serve as directors; and

WHEREAS, having representation on the TML Board of Directors would provide greater influence at the regional and state levels for the City of El Paso; and

WHEREAS, TML requires that cities endorse their selected Board member through official City Council action;

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

That District 7 Representative, Lily Limon, be appointed as the City's representative to the Texas Municipal League Board of Directors effective upon City Council approval.

Motion made by Representative Niño, seconded by Representative Canales, and unanimously carried to **APPROVE** the Resolution.

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

……..…….

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

Nomination for the Board of Directors of the El Paso Central Appraisal District

WHEREAS, on this the 14th day of October, 2025, the El Paso City Council of the City of El Paso met in open session to consider nominees for the El Paso Central Appraisal District Board of Directors; and

WHEREAS, nominations are required by Sec. 6.03 of the Texas Property Tax Code; and

WHEREAS, the El Paso City Council of the City of El Paso has voted to make such nominations.

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

THAT the El Paso City Council hereby nominates Jackie York as candidate for the El Paso Central Appraisal District Board of Directors for a term of office beginning January 1, 2026 and ending December 31, 2029.

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

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

……..…….

23. R E S O L U T I O N

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

THAT, the City Council declares that the expenditure of District 2 discretionary funds in an amount not to exceed $2,000 to support two Fall Festival events, to be held on October 24, 2025, at Memorial Park, and on November 8, 2025, at Sunrise Park, as well as the Halloween Trunk-or-Treat events in District 2, for the purchase of food, beverages, event activities, candy, promotional materials, and prizes, serves the municipal purpose of cultivating community pride, promotes cultural enrichment, encourages community use of parks, recreation, and City services, and enhancing the overall quality of life for El Paso residents, families, and neighborhood associations; and

THAT, the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly expended for the municipal purpose.

Representative Acevedo commented.

Ms. Patricia Osmond, citizen, commented.

Motion made by Representative Acevedo, seconded by Representative Chávez, and unanimously carried to **APPROVE** the Resolution.

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

……..…….

24. R E S O L U T I O N

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

THAT, the City of El Paso City Council authorizes the acceptance of a grant from Marathon Petroleum Company LP in the amount of $4,000, with no additional match required from the City, to support the City of El Paso District 2 Fall Festival events.

THAT, the City Manager, or designee, is authorized to sign any documents necessary for the proper acceptance of the grant, after consultation with the City Attorney's Office;

THAT, the City Manager, or designee, is authorized to sign any documents related to the award of the grant, including, but not limited to, revisions to the project scope of work, changes that increase, decrease or de-obligate program funds, modifications to the operation plan, and documents necessary to reject, amend, correct, and/or terminate the grant.

Representative Acevedo commented.

Ms. Patricia Osmond, citizen, commented.

Motion made by Representative Acevedo, seconded by Representative Chávez, and unanimously carried to **APPROVE** the Resolution.

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

……

The City Council Meeting was **RECESSED** at 12:30 p.m. for lunch.

The City Council Meeting was **RECONVENED** at 1:45 p.m.

……

REGULAR AGENDA – OPERATIONAL FOCUS UPDATES:

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25. Presentation and discussion by new cross-functional team providing an update on 311 operations and approach for future improvements.

The following City staff members presented a PowerPoint presentation (copy on file in the City Clerk's Office):

- Mr. Mario D'Agostino, Deputy City Manager
- Ms. Gesuina Setzu, Customer Relations Manager for 3-1-1
- Ms. Carolyn Patrick, Chief Information Officer
- Ms. Denice Sepulveda, Community Experience Manager

Mayor Johnson and Representatives Chávez, Acevedo, Maldonado-Rocha, Niño, and Fierro commented.

Ms. Dionne Mack, City Manager, commented.

Ms. Patricia Osmond, citizen, commented.

NO ACTION was taken on this item.

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REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

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26. Motion made by Representative Canales, seconded by Representative Chávez, and unanimously carried to **AWARD** Solicitation 2025-0324 Westside Medians Roadway Lighting & Landscape Improvements to Jordan Foster Construction, LLC for a total estimated amount of $9,297,781.75. This project will consist of new arterial lighting and median landscape improvements at Executive Center Boulevard from Paisano Drive to I-10, Sunland Park Drive from Doniphan Drive to Mesa Street, Shadow Mountain Drive from Mesa Street to Thunderbird Drive, Westwind Drive from Thunderbird Drive to Redd Road, and Redd Road from Montoya Road to I-10.

Department:	Capital Improvement
Award to:	Jordan Foster Construction, LLC
City & State:	El Paso, TX
Item(s):	Base Proposal I, II, III, IV and V
Contract Term:	365 Consecutive Calendar Days
Base Proposal I:	$454,579.25
Base Proposal II:	$2,022,660.25

Base Proposal III:	$854,411.50
Base Proposal IV:	$3,794,960.50
Base Proposal V:	$2,171,170.25
Total Estimated Award:	$9,297,781.75
Account(s):	190 - 4743 - 38290 - 580270 - PCP20ST012
	190 - 4745 - 28900 - 580220 - PCP20ST012
Funding Source(s):	2019 Certificates of Obligation
District(s):	1, 8

This was a Competitive Sealed Proposal Procurement unit price contract.

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Jordan Foster Construction, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

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

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

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

Mr. Daniel Garcia, Capital Improvement Assistant Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representatives Limón and Canales commented.

The following City staff members commented:

- Mr. Robert Cortinas, Chief Financial Officer,
- Ms. Dionne Mack, City Manager
- Ms. Yvette Hernandez, Deputy City Manager

Ms. Patricia Osmond, citizen, commented.

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

……

REGULAR AGENDA – OTHER BUSINESS:

……

27. R E S O L U T I O N

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

That the City Manager be authorized to sign a Chapter 380 Economic Development Program ("Agreement") by and between the City of El Paso ("City") and RFD Beaufort, Inc., ("Applicant"), to further the municipal purpose of promoting economic development in the City, in support of the Development located at 12120 Esther Lama Dr, El Paso, Texas 79936 and as more particularly described and depicted on *Exhibit A*** and *A-1*** of the Agreement. The City shall provide economic incentives not to exceed $151,074 in the form of Construction Materials Sales Tax Rebate, Development and Building Fee Rebate, Property Tax Rebate, and a Skills Training Grant.

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

Mr. Bill Allen, Economic and International Development Assistant Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representative Canales commented.

Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Niño, and unanimously carried to **APPROVE** the Resolution.

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

……..…….

28. R E S O L U T I O N

That the Mayor is hereby authorized to sign, on behalf of the City of El Paso, an Interlocal Agreement between the City of El Paso (the "City") and the El Paso Downtown Management District (the "District") to increase the efficiency and effectiveness of each party in its provision of services to preserve, maintain and enhance the economic health and vitality of the downtown El Paso area.

Ms. Karina Brasgalla, Economic and International Development Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Chávez, Fierro, and Canales commented.

Mr. Joe Gudenrath, Downtown Management District Executive Director, commented.

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

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

……..…….

29. R E S O L U T I O N

WHEREAS, the El Paso City Council ("City") approved the Texas Economic Development Incentive Program ("TED Program") – Policy and Guidelines on January 20, 2021; and

WHEREAS, the purpose of the TED Fund is to promote economic development within El Paso Electric's ("EPE") Texas Service Area through various programs, including Infrastructure Development Assistance and Quality Jobs and Investment Assistance; and

WHEREAS, the Infrastructure Development Assistance Program provides financial assistance for public infrastructure improvements benefiting one or more companies committed to creating net-new jobs and/or making new capital investments within EPE's Texas Service Area; and

WHEREAS, Schneider Electric has made multiple commitments to create net-new jobs and investment in the EPE Texas Service Area;

WHEREAS, traffic safety is critical to the continued expansion of Schneider Electric facilities in northwest El Paso;

WHEREAS, the City desires to allocate $100,000 from the TED Fund to the Streets and Maintenance department for the *Northwestern Drive Traffic Safety Improvements Project* as detailed in "Exhibit A"**;

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

THAT the above recitals are accepted as true and correct.

THAT the City Council finds that the *Northwestern Drive Traffic Safety Improvements Project* meets the requirements of the TED Program and provides a sufficient net positive impact to EPE's Texas Service Area; and

THAT the City approves the allocation of funds from the Texas Economic Development Incentive Program in the estimated amount of $100,000 to the Streets and Maintenance Department for implementation of the *Northwestern Drive Traffic Safety Improvements Project;* and

THAT the City Manager, or designee, be authorized to execute any budget transfers and associated agreements in order to effectuate the intent of this Resolution.

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

Ms. Karina Brasgalla, Economic and International Development Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representative Chávez commented.

Ms. Patricia Osmond, citizen, commented.

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Fierro, and unanimously carried to **APPROVE** the Resolution.

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

……..…….

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

WHEREAS, the El Paso City Council ("City") approved the Texas Economic Development Incentive Program ("TED Program") – Policy and Guidelines on January 20, 2021; and

WHEREAS, the purpose of the TED Fund is to promote economic development within El Paso Electric's ("EPE") Texas Service Area through various programs, including Infrastructure Development Assistance and Quality Jobs and Investment Assistance; and

WHEREAS, the Infrastructure Development Assistance Program provides financial assistance for public infrastructure improvements where such investment will have a direct impact on future employment and investment opportunities within EPE's Texas Service Area, including ports; and

WHEREAS, the Ysleta Port of Entry is a key regional economic driver, supporting over $80 billion in total trade; and

WHEREAS, the proposed project is an initial step towards capacity improvements for southbound commercial traffic and operations at the Ysleta Port of Entry; and

WHEREAS, the City desires to allocate $5,000,000 from the TED Fund to the International Bridges Department for the *Ysleta/Zaragoza Port of Entry Feasibility Study* as detailed in "Exhibit A"**;

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

THAT the above recitals are accepted as true and correct.

THAT the City Council finds that the *Ysleta/Zaragoza Port of Entry Feasibility Study* project meets the requirements of the TED Program and provides a sufficient net positive impact to EPE's Texas Service Area; and

THAT the City approves the allocation of funds from the Texas Economic Development Incentive Program in the estimated amount of $5,000,000 to the International Bridges Department for the *Ysleta/Zaragoza Port of Entry Feasibility Study* project; and

THAT the City Manager, or designee, be authorized to execute any budget transfers and associated agreements in order to effectuate the intent of this Resolution.

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

Ms. Karina Brasgalla, Economic and International Development Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representatives Niño and Limón commented.

Mr. Roberto Tinajero, International Bridges Director, commented.

Ms. Patricia Osmond, citizen, commented.

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

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

……

31. R E S O L U T I O N

WHEREAS, on December 3, 2002 the City Council of the City of El Paso (City) consented to the creation of Paseo Del Este Municipal Utility Districts Nos. 1 through 9 (Districts) in the City of El Paso's Extraterritorial Jurisdiction; and

WHEREAS, the City's consent to the creation of the Districts was subject to several conditions; and

WHEREAS, one of the City's conditions for the creation of the Districts was that the City is to review and approve the Districts' bonds and notes prior to issuance and may place restrictions on the terms and provisions of each of the District's bonds and notes issued to provide service to the land and conditions on the sale of the District's bonds and notes to the extent such restrictions and conditions do not generally render the bonds and notes of the Districts unmarketable; and

WHEREAS, Paseo Del Este Municipal District No. Four (M.U.D. No. 4) requested review and approval of the issuance of the Unlimited Tax Bonds, Series 2025 by M.U.D. No. 4 (Series 2025 Bonds); and

WHEREAS, the City reviewed the proposed issuance of Series 2025 Bonds by M.U.D. No. 4 and desires to approve the issuance of the bonds.

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

That the City reviewed and approves the issuance of the Unlimited Tax Bonds, Series 2025, in the estimated amount of $1,400,000, by Paseo Del Este Municipal Utility District No. 4, with the acknowledgement that the issuance of such bonds does not constitute debt issuance by the City of El Paso.

Representative Chávez commented.

Mr. Robert Cortinas, Chief Financial Officer, commented.

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

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

……

32. ITEM: Discussion and action to accept the results of the On-Call Services Agreement Audit Report A2024-08.

Ms. Liz De La O, Deputy Chief Internal Auditor, presented a PowerPoint presentation (copy on file in the City Clerk’s Office).

Mayor Johnson and Representatives Chávez and Limón commented.

Ms. Patricia Osmond, citizen, commented.

Motion made by Representative Maldonado-Rocha, seconded by Representative Limón, and unanimously carried to **ACCEPT** the results of the On-Call Services Agreement Audit Report A2024-08.

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

……..…….

33. **ITEM:** Discussion and action to accept the results of the Vehicle Allowance & Take-Home Cars Project P2025-02.

Mr. Miguel Montiel, Audit Manager, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representative Chávez commented.

Ms. Mary Wiggins, Chief Human Resources Officer, commented.

Motion made by Representative Limón, seconded by Representative Canales, and unanimously carried to **ACCEPT** the results of the Vehicle Allowance & Take-Home Cars Project P2025-02.

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

……..…….

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

WHEREAS, the CITY OF EL PASO, TEXAS, a Texas municipal corporation (City), and the UNIVERSITY OF TEXAS AT EL PASO, a Texas State Agency, Texas Public Institution of Higher Education and component institution of the University of Texas System (University), are local governments as defined in Chapter 791 of the Texas Government Code, and have the authority to enter into this Agreement, and have each entered into this Agreement in the appropriate manner prescribed by law; and

WHEREAS, the Parties entered into an interagency cooperation for the development and growth of the Aerospace and Defense Innovation Network for Manufacturers, as originally established under the Interlocal Agreement executed on February 15, 2022; and

WHEREAS, on September 2, 2022, the Parties were awarded a grant from the U.S. Economic Development Administration (EDA), a bureau within the U.S. Department of Commerce, award number 08-69-05683 (EDA Award); and

WHEREAS, through the EDA Award, the City and the University, were awarded $40 million to strengthen America's aerospace and defense manufacturing capabilities by integrating legacy manufacturers in West Texas into the aerospace and defense supply chain; and

WHEREAS, of the $40 million, the City was awarded $25 million to develop the first phase of a 250-acre Advanced Manufacturing District on El Paso International Airport land to co- locate aerospace and defense design teams and manufacturing operations with supportive services and training; and

WHEREAS, the University was awarded the remaining $15 million to grow the Advanced Manufacturing Incubator to serve small and medium sized manufacturers and aerospace and defense and advanced manufacturing companies to stand up in West Texas and to arm them with the capabilities and enabling infrastructure needed to successfully compete for business in the aerospace and defense markets (Program); and

WHEREAS, on February 28, 2023, the City and the University reaffirmed the cooperative agreement to create the Aerospace and Defense Innovation Network for Manufacturers, and further grow it under this Agreement, supporting the rapid growth of our small and medium manufacturers; and enhancing the innovation and business capabilities of El Paso's existing manufacturing sector and connecting them to the national aerospace and defense value chain; and

WHEREAS, the Parties desire to combine their respective capabilities in a joint effort to expand existing interagency cooperation and to complete the work required under the Program for the development and growth of the Program resulting from the EDA Award (or Build Back Better Regional Challenge (BBBRC)); and

WHEREAS, in order to effectuate the above intent, the Parties agree to have the City designated as Co-Recipient of the EDA Award pursuant to 2 CFR Section 200.331.

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

SECTION 1. The above recitals are deemed to be true and correct in all respects for all purposes of this Resolution.

SECTION 2. That the Mayor is authorized to sign an Interlocal Agreement for good and valuable consideration by and between the City of El Paso (City) and the University of Texas at El Paso (University), to include the City of El Paso as a co-applicant in the Build Back Better Regional Challenge grant awarded by the U.S. Economic Development Administration; to jointly implement the Award scope of work; and to jointly administer $10,000,000 in federal funds.

SECTION 3. That the Mayor is authorized to execute appropriate amendments to this Interlocal Agreement administratively; upon prior review by the City Attorney.

SECTION 4. That, pursuant to the terms of the Interlocal Agreement and the EDA Award provisions, the City Manager is directed to undertake any and all actions needed to complete the Build Back Better Regional Challenge program successfully and deliver the full benefits envisioned under the grant including, but not limited to, assigning personnel, allocating appropriate resources, undertaking necessary budget transfers, and executing appropriate amendments administratively, upon prior review by the City Attorney, as may be required by the EDA.

SECTION 5. That the City Manager prepare and submit, upon prior review by the City Attorney, any and all correspondence, justification statements, certifications, affirmations, assurances, forms, periodic reports or reporting, or any other documentation required by the EDA in support of the EDA Award.

SECTION 6. That this resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

Mr. Omar Martinez, Legislative Affairs Director, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Chávez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro, and Canales commented.

Dr. Shery Welsh, UTEP Executive Director of Aerospace Center, commented.

Mr. Fred Borrego, citizen and business owner, commented.

1ST MOTION
*Motion made, seconded, and unanimously carried to **CONSIDER** the item at 11:00 a.m.

2ND AND FINAL MOTION
Motion made by Alternate Mayor Pro Tempore Fierro, seconded by Representative Limón, and unanimously carried to **APPROVE** the Resolution.

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

……..…….

35. R E S O L U T I O N

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

That the City Manager or designee is authorized to submit an application to the Office of the Governor, Texas Military Preparedness Commission, for the Fiscal Year 2025 Defense Economic Adjustment Assistance Grant ("DEAAG") to fund the Kay Bailey Hutchison Desalination Plant (KBH) Sixth Skid Expansion Project (the "Project"). The Project is the installation of a sixth water treatment unit at KBH that will serve to increase water production capacity, therefore enhancing resilience for Fort Bliss as a military installation with a total project cost of approximately $10,516,983.00. Through the DEAAG application, the City is requesting funding in the amount of $4,000,000.00 (38% of the project cost), with the El Paso Water Utilities-Public Service Board providing a local match of $6,516,983.00.

Further, that the City Manager, or designee, be authorized to explore funding sources and partnerships and to execute any documents and agreements in relation to the grant, funding sources, and/or partnership agreements, after consultation with the City Attorney's Office. In addition, the City Manager or designee is authorized to sign any related documents, including but not limited to budget transfer authorizations, revisions to the operation plan, grant amendments, and/or corrections or extensions of the grant that increase, decrease or de-obligate program funds.

Mr. Rene Leon, El Paso Water Legislative Liaison, presented a PowerPoint presentation (copy on file in the City Clerk's Office).

Representatives Chávez and Niño commented.

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

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

……..…….

Motion made by Representative Limón, seconded by Representative Maldonado-Rocha, and unanimously carried to **ADJOURN** this meeting at 3:54 p.m.

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

……..…….

APPROVED AS TO CONTENT:

_____

Laura D. Prine, City Clerk

RENARD U. JOHNSON
MAYOR

DIONNE MACK
CITY MANAGER

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

CITY COUNCIL WORK SESSION MINUTES
October 13, 2025
COUNCIL CHAMBERS, CITY HALL AND VIRTUALLY
9:00 A.M.

……

The City Council met at the above place and date. The meeting was called to order at 9:02 a.m. Mayor Renard Johnson was present and presiding. The following Council Members answered roll call: Alejandra Chávez, Deanna Maldonado-Rocha, Cynthia Boyar Trejo, Ivan Niño, Art Fierro, Lily Limón, and Chris Canales. Late arrival: Josh Acevedo at 9:04 a.m.

……

AGENDA

……

1. RESOLUTION

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

That the El Paso City Council approves the list of projects on Exhibit "A" attached hereto, totaling approximately $316,083,505.00, which updates the document known as the "El Paso International Airport Proposed Five Year Capital Improvement Plan," as the established list of Airport Capital Improvement Program projects for FY 2025 through FY 2030 and the use of the identified funding sources and that the City Manager be authorized to make all necessary budget transfers prior to the execution of the projects.

Ms. Shane Brooks, Aviation Development Assistant Director of Aviation, presented a PowerPoint presentation. (copy on file in the City Clerk's Office)

Mayor Johnson and Representatives Maldonado-Rocha, and Limón commented.

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

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

……

2. Presentation and Discussion on International Bridges' Capital Improvement Program Update.

Mr. Roberto Tinajero, International Bridges Director, presented a PowerPoint presentation. (copy on file in the City Clerk; 's Office).

Mayor Johnson and Representatives Acevedo and Limón commented.

Ms. Dionne Mack, City Manager, commented.

NO ACTION was taken on this item.

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3. Presentation and discussion of the Sun Metro Capital Improvement Plan.

Mr. Jerry DeMuro, Sun Metro Deputy Transit Officer, presented a PowerPoint presentation. (copy on file in the City Clerk's Office)

Mayor Johnson and Representatives Chavez, Maldonado-Rocha, Boyar Trejo and Niño commented.

NO ACTION was taken on this item.

……

4. Presentation from El Paso Water on the utility's capital improvement projects, upcoming fiscal year and other related items.

Mr. Gilbert Trejo, El Paso Water Vice President of Operations and Technical Services, presented a PowerPoint presentation. (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Chavez, Acevedo, Maldonado-Rocha, Boyar Trejo, Niño, Fierro and Limón commented.

The following El Paso Water Staff members commented:

- Mr. John Balliew, El Paso Water President and Chief Executive Officer commented
- Mr. Rene Leon, Legislative Liaison commented

NO ACTION was taken on this item.

……

5. Presentation and Discussion on the Federal Shutdown Preparation and Updates.

Ms. Alejandra Gorski, Strategic Legislative Affairs Liaison, presented a PowerPoint presentation. (copy on file in the City Clerk's Office).

Mayor Johnson and Representatives Acevedo, Boyar Trejo, Niño and Limón commented.

The following City Staff members commented:

- Mr. Tony Nevarez, Director of Aviation
- Ms. Laura Cruz Acosta, Strategic Communications Director

Ms. Emily Loya, District Director for Texas 16th Congressional District commented

NO ACTION was taken on this item.

……

EXECUTIVE SESSION

Motion made by Representative Limón, seconded by Representative Niño, and unanimously carried that the City Council **RETIRE** into **EXECUTIVE SESSION,** at 11:43 a.m. pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Sections 551.071 - 551.089 to discuss the following items:

Section 551.071 CONSULTATION WITH ATTORNEY
Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

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

Motion made by Representative Canales, seconded by Representative Boyar Trejo, and unanimously carried to **ADJOURN** the Executive Session at 12:38 p.m. and **RECONVENE** the meeting of the City Council

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

……

EX1. Ruben Aldaz, et. al. v. City of El Paso. Cause No. 2019DCV2807 (551.071)

Motion made by Mayor Pro Tempore Chávez, seconded, and by Representative Fierro, and unanimously carried that the City Attorney in consultation with the City Manager be authorized to **ACCEPT** the settlement offer in the matter *Ruben Aldaz et al. v. The City of El Paso;* Cause No. 2019DCV2807, in the County Court at Law Number Six El Paso County, Texas, and to take all steps necessary, including the execution of any required documents, in order to effectuate this authority.

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

……

EX2. Adrian De Luna et al. v. City of El Paso, et al. Cause No.2021 DCV3548 (551.071)

Motion made by Mayor Pro Tempore Chávez, seconded by Representative Limón, and unanimously carried that the City Attorney in consultation with the City Manager be authorized to **ACCEPT** the settlement offer in the matter *Adrian De Luna et al. v. The City of El Paso et al.;* Cause No. 2021DCV3548, in the County Court at Law Number Six El Paso County, Texas, and to take all steps necessary, including the execution of any required documents, in order to effectuate this authority.

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

……

EX3. Discussion on economic development opportunities in East El Paso, Texas HQ#25-5376 (551.087)

NO ACTION was taken on this item.

……

Motion made by Representative Maldonado-Rocha, seconded by Representative Chávez, and unanimously carried to **ADJOURN** the meeting at 12:41 p.m.

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

……

APPROVED AS TO CONTENT:

_____
Laura D. Prine, City Clerk

File #: 25-99, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

AGENDA LANGUAGE:

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

REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS

File #: 25-1279, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 8
International Bridges, Paul Stresow, (915) 212-7502

AGENDA LANGUAGE:

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

A Resolution that the City Council in accordance with the provisions of the City Code Subsection 12.56.020(F)(1), hereby exempts the regularly designated parking meter fees to the North of I-10, to include, but not be limited to the Uptown Parking Benefit District, on November 22, 2025, for WinterFest which constitutes a special downtown event.

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

DEPARTMENT: International Bridges

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Paul Stresow **PHONE NUMBER:** 915-212-7502

2nd CONTACT PERSON NAME: Brian Lake **PHONE NUMBER:** 915-212-7507

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:
1 Cultivate an Environment Conducive to Strong, Economic Development

SUBGOAL:
1.1 Parking Strategies

SUBJECT:

Requesting that the City Council approve a resolution in accordance of the provision of the City Code Subsection 12.056.020.f.1, to exempt the regularly designated parking fees at all parking meters north of I-10 to include, but not limited to the parking meters in the Uptown Parking Benefit District on Saturday, November 22, 2025, and encourage attendees to park for free at a parking meter and the ride the Streetcar.

BACKGROUND / DISCUSSION:

WinterFest along with several other activities can cause a strain on downtown parking, therefore in accordance with the provisions of the City Code Subsection 12.056.020.f.1, hereby exempts the regularly designated parking meter fees to the north of I-10, to include, but not limited to the Uptown Parking Benefit District, on November 22, 2025, for WinterFest, which constitutes a special event and encourages the community to utilize the El Paso Streetcar in order to travel to WinterFest.

COMMUNITY AND STAKEHOLDER OUTREACH:

City social sites will be used to promote and the Park 915 app.

PRIOR COUNCIL ACTION:

Yes, October 22, 2024

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: _____

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

RESOLUTION

WHEREAS, WinterFest is a holiday event that draws the community to the downtown area, during a time of year when there are numerous other activities in the downtown area, which can cause a strain on available downtown parking; and

WHEREAS, City Code Subsection 12.56.020(F)(1) allows for the International Bridges Director to make a recommendation to City Council for exceptions to the days and times when parking meter fees shall apply; and

WHEREAS, the International Bridges Director recommends that parking meter fees North of I-10, including but not limited to the Uptown Parking Benefit District, be waived solely and exclusively on November 22, 2025, for the event known as WinterFest; and

WHEREAS, the International Bridges Director does not recommend that parking meter fees in the downtown area be waived on November 22, 2025; and

WHEREAS, the City Council encourages the community to park at the parking meters to the North of I-10, including but not limited to the Uptown Parking Benefit District, and encourages the community to utilize the El Paso Streetcar in order to travel to WinterFest on November 22, 2025; and

WHEREAS, the City Council finds that WinterFest constitutes a special downtown event as contemplated in City Code Subsection 12.56.020(F)(1).

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

THAT the City Council, in accordance with the provisions of City Code Subsection 12.56.020(F)(1), hereby exempts the regularly designated parking meter fees to the North of I-10, to include, but not be limited to the Uptown Parking Benefit District, on November 22, 2025, for WinterFest which constitutes a special downtown event.

(Signatures appear on following page)

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Mona M. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Roberto Tinajero, Director
International Bridges Department

File #: 25-1263, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Districts 1, 3, 4, 5, 6, 7
Environmental Services Department, Nicholas Ybarra, (915) 212-6000

AGENDA LANGUAGE:

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

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

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

DEPARTMENT: Environmental Services Department

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

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

DISTRICT(S) AFFECTED: 1, 3, 4, 5, 6, 7

STRATEGIC GOAL:

Goal 3 - Promote the Visual Image of El Paso

SUBGOAL:

SUBJECT:

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

BACKGROUND / DISCUSSION:

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

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

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

COMMUNITY AND STAKEHOLDER OUTREACH:

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

PRIOR COUNCIL ACTION:

Routine item - similar items brought regularly for different addresses.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Nicholas N. Ybarra, P.E. Digitally signed by Nicholas N. Ybarra, P.E. Date: 2025.09.30 15:47:22 -06'00'

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

RESOLUTION

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

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

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

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

> 1 SPANISH COURTS, LOT 33 (PRIVATE OPEN AREA) (4683.72 SQ FT), City of El Paso, El Paso County, Texas, PID #S564-999-0010-3300

to be $564.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED SIXTY FOUR AND 00/100 DOLLARS ($564.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> Lot 22-A (2405.04 Sq Ft), Block 82, West Hills #22 (Amend Plat #2) Subdivision, City of El Paso, El Paso County, Texas, PID #W145-999-0820-22A0

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 7416 Alameda Ave, more particularly described as 26, YSLETA TR 5-A (1.17 AC), City of El Paso, El Paso County, Texas, PID #Y805-999-0260-0501

to be $327.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 21st day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED TWENTY SEVEN AND 00/100 DOLLARS ($327.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 10232 Suez Ave, more particularly described as Lot 11 (8925 Sq Ft), Block 134, Eastwood Heights #H Subdivision, City of El Paso, El Paso County, Texas, PID #E222-999-1340-5100

to be $348.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 28th day of May, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY EIGHT AND 50/100 DOLLARS ($348.50) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 10733 Aquamarine Dr, more particularly described as Lot 15, Block 4, Shearman Subdivision, City of El Paso, El Paso County, Texas, PID #S363-999-0040-2900

to be $342.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 15th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY TWO AND 50/100 DOLLARS ($342.50) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 9100 N Gateway Blvd, more particularly described as Lot 1 (Exc Nly Pt) (10.8000 Ac), Block 1, Castner Range Subdivision, City of El Paso, El Paso County, Texas, PID #C232-999-0010-0100

to be $518.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 26th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED EIGHTEEN AND 50/100 DOLLARS ($518.50) to be a lien on the above described property, said amount being due and payable within ten (10)

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 9228 Mount San Berdu Dr, more particularly described as Lot 9 (6630 Sq Ft), Block 10, Tobin Park #1 Subdivision, City of El Paso, El Paso County, Texas, PID #T527-999-0100-3300

to be $574.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 22nd day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED SEVENTY FOUR AND 50/100 DOLLARS ($574.50) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 9920 Audobon St, more particularly described as 54, MILAGRO HILLS #5 N 36 FT OF 6 & S 47 FT OF 7 (8300 SQ FT), City of El Paso, El Paso County, Texas, PID #M425-999-0540-2500

to be $1426.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 25th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount ONE THOUSAND FOUR HUNDRED TWENTY SIX AND 00/100 DOLLARS ($1426.00) to be a lien on the above described property, said amount being due

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 14303 Spanish Point Dr, more particularly described as Lot 12 (4845.75 Sq Ft), Block 173, Tierra Del Este #49 Subdivision, City of El Paso, El Paso County, Texas, PID #T287-999-1730-1200

to be $413.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 27th day of June, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED THIRTEEN AND 00/100 DOLLARS ($413.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 14232 Silver Point Ave, more particularly described as Lot 26, Block 264, Tierra Del Este #62 Subdivision, City of El Paso, El Paso County, Texas, PID #T287-999-2640-2600

to be $344.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 22nd day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED FORTY FOUR AND 00/100 DOLLARS ($344.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

PALO VISTA LOT 70, City of El Paso, El Paso County, Texas,
PID #P189-999-000B-4100

to be $512.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 5th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED TWELVE AND 50/100 DOLLARS ($512.50) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> WELLS PARK LOT 33, City of El Paso, El Paso County, Texas,
> PID #W123-999-000A-5900

to be $512.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 3rd day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FIVE HUNDRED TWELVE AND 00/100 DOLLARS ($512.00) to be a lien on the above described property, said amount being due and payable within ten (10) days from the date of City Council approval, and thereafter bearing ten percent (10%) interest per annum.

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 354 VISTA DEL SOL #79 PT OF 1 BEG 516.24 FT WLY OF NEC (298.34 FT ON ST-200.01 FT ON ELY-305.98 FT ON SLY-200.01 FT ON WLY) (60443.47 SQ FT), City of El Paso, El Paso County, Texas, PID #V893-999-3540-0210

to be $671.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 29th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED SEVENTY ONE AND 00/100 DOLLARS ($671.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

_____
Notary Public, State of Texas

Notary's Printed or Typed Name:

_____

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 11614 Chito Samaniego Dr, more particularly described as 4 VISTA GRANADA #1, LOT 5 & ELY 10.36 FT OF 4 (12498 SQ FT), City of El Paso, El Paso County, Texas, PID #V894-999-0040-0900

to be $383.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 27th day of March, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED EIGHTY THREE AND 00/100 DOLLARS ($383.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 7848 Parral Dr, more particularly described as Lot 13, Block 14, Ranchland Hills Subdivision, City of El Paso, El Paso County, Texas, PID #R200-999-0140-9700

to be $457.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 30th day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FIFTY SEVEN AND 00/100 DOLLARS ($457.00) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 9228 Tenango Dr, more particularly described as 12, COLONIA DEL VALLE, 11 EXC TRIA ON SW (119.12 FT ON SW-1.5 FT ON N-118.99 FT ON NE) (8235 SQ FT), Block Subdivision, City of El Paso, El Paso County, Texas, PID #C732-999-0120-2100

to be $330.00, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 2nd day of April, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount THREE HUNDRED THIRTY AND 00/100 DOLLARS ($330.00) to be a lien on the above described property, said amount being due and payable within ten (10)

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 9525 Desert Ridge Dr, more particularly described as Lot 20, Block 1, Desert Ridge Subdivision, City of El Paso, El Paso County, Texas, PID #D458-999-0010-4100

to be $676.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 22nd day of May, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount SIX HUNDRED SEVENTY SIX AND 50/100 DOLLARS ($676.50) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

RESOLUTION

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

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

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

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

> 10216 Montwood Dr, more particularly described as 83, EASTWOOD HEIGHTS #E, E 77.8 FT OF 8 (9336.00 SQ FT), City of El Paso, El Paso County, Texas, PID #E222-999-0830-4100

to be $458.50, in accordance with the El Paso City Code Section 9.04.880 and the Texas Health & Safety Code Section 342.007. The City Council finds that the work was completed on the 10th day of May, 2024, and approves the costs described herein.

2. The City Council, in accordance with Chapter 9.04 of the El Paso City Code, declares the above total amount FOUR HUNDRED FIFTY EIGHT AND 50/100 DOLLARS ($458.50) to be a lien on the above described property, said amount being due and payable within

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

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

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

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

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

My Commission Expires:

_____

PREPARED IN THE OFFICE OF:

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

FOR PAY-OFF INFORMATION PLEASE CONTACT:

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

ATTACHMENT A

SOLID WASTE LIENS

October 28, 2025

Address	Owner of Record	Amount	District
PID# S564-999-0010-3300	ESCOBAR ENRIQUE	$564.00	1
PID# W145-999-0820-22A0	AT&T WIRELINE HOLDING LLC	$344.00	1
7416 ALAMEDA AVE	CALDERON XIADANY	$327.00	3
10232 SUEZ AVE	PINA VICTOR M & CONSUELO	$348.50	3
10733 AQUAMARINE DR	MARTINEZ ROBERTO & ROSE M	$342.50	4
9100 N GATEWAY BLVD	NATIONAL GUARD ARMORY	$518.50	4
9228 MOUNT SAN BERDU DR	MARTINEZ ANASTACIO F & KEL	$574.50	4
9920 AUDOBON ST	ROBINSON MERCINE M	$1,426.00	4
14303 SPANISH POINT DR	DUBOSE ISAAC A & MASOUMEH N	$413.00	5
14232 SILVER POINT AVE	SANTANA MICHAEL J	$344.00	5
PID# P189-999-000B-4100	DE LA CRUZ LUIS H	$512.50	6
PID# W123-999-000A-5900	GUTIERREZ DAVID JR & R	$512.00	6
PID# V893-999-3540-0210	NAVAR CULTURE LLC	$671.00	7
11614 CHITO SAMANIEGO DR	ESCOBAR JARED	$383.00	7
7848 PARRAL DR	WILLIAMS MINNIE B	$457.00	7
9228 TENANGO DR	ORTIZ GILBERTO M	$330.00	7
9525 DESERT RIDGE DR	THE KISTENMACHER TRUST	$676.50	7
10216 MONTWOOD DR	SANCHEZ-ROMERO YASSEL	$458.50	7

File #: 25-1282, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

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

AGENDA LANGUAGE:

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

A Resolution that the Taxpayer, CHICK-FIL-A INC., have met the requirements of Section 33.011 of the Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(a)(1) of the Tax Code in the amount of $2,376.66, for the property with the following legal description:

FURN CMP MACH SIGN.

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

DEPARTMENT: Tax Office

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

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

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

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

SUBGOAL:

6.11 Provide efficient and effective services to taxpayers

SUBJECT:

A Resolution that the Taxpayer, CHICK-FIL-A INC., have met the requirements of Section 33.011 of the Tax Code for the request of waiver of penalties and interest and the City waives the penalty and interest amount on the 2024 delinquent taxes pursuant to Section 33.011(a)(1) of the Tax Code in the amount of $2,376.66, for the property with the following legal description:

FURN CMP MACH SIGN.

BACKGROUND / DISCUSSION:

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

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

Council has considered this previously on a periodic basis.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Maria O. Pasillas Maria O. Pasillas 2025.10.10 14:35:17 -06'00'

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

RESOLUTION

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

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

WHEREAS, pursuant to Section 33.011(d) of the Tax Code, taxpayer, CHICK-FIL-A INC. ("Taxpayer") requested a waiver of penalties and interest on September 17, 2025, before the 181st day after the delinquency date, in the amount of $2,376.66 for the 2024 delinquent taxes for the property with the following legal description:

FURN CMP MACH SIGN

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

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

THAT the Taxpayer, CHICK-FIL-A INC., has met the requirements of Section 33.011 of the Tax Code for the request of waiver of penalties and interest, and the City waives the penalty and interest amount on the 2024 delinquent taxes, pursuant to Section 33.011(a)(1) of the Tax Code, in the amount of $2,376.66 for the property with the following legal description:

FURN CMP MACH SIGN

(Signatures Begin on Following Page)

APPROVED this _____ day of _____, 2025.

CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

Maria O. Pasillas

Maria O. Pasillas, RTA
City Tax Assessor/Collector

File #: 25-1290, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Capital Improvement Department, Yvette Hernandez, (915) 212-0065

AGENDA LANGUAGE:

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

A Resolution that the City Manager, or designee, be authorized to sign an Amendment to Multiple Use Agreement with the Texas Department of Transportation (TxDOT), in a form substantially similar to the attached, for the purpose of allowing the City access to TxDOT roadways and right-of-way for the installation, operation and maintenance of new City bus stops located along and within TxDOT right-of-way. That the City Manager, or designee, be authorized to sign, after review and approval by the City Attorney's office, any related documents, agreements, and amendments to such agreements for the City to take all actions necessary for the installation, maintenance and operation of bus stops located along and within TxDOT rights-of-way, to include but not limited to actions related to construction, enhancements, maintenance and operation of the bus stops. That the City Manager, or designee, be authorized to sign any future documents, agreements and amendments to such agreements, after review and approval by the City Attorney's office between the City and TxDOT related to adding new bus stops as well as enhancing or updating existing bus stops, located along and within TxDOT right-of-way. That the City Manager, or designee, be authorized to take actions necessary and effectuate any budget transfers, sign all related documents, amendments to such agreements and related documents after review and approval by the City Attorney's office, necessary to carry out the intent of the resolution.

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

DEPARTMENT: Capital Improvement

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Yvette Hernandez, PE **PHONE NUMBER:** 915-212-0065

DISTRICT(S) AFFECTED: Citywide

STRATEGIC GOAL:

No. 7 Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL:

1.1 Parking Strategies

SUBJECT:

A resolution that the City Manager, or designee, be authorized to to sign an Amendment to Multiple Use Agreement with the Texas Department of Transportation (TxDOT), in a form substantially similar to the attached, for the purpose of allowing the City access to TxDOT roadways and right-of-way for the installation, operation and maintenance of new City bus stops located along and within TxDOt right-of-way. That the City Manager, or designee, be authorized to sign, after review and approval by the City Attorney's office, any related documents, agreements, and amendments to such agreements for the City to take all actions necessary for the installation, maintenance and operation of bus stops located along and within TxDOt rights-of-way, to include but not limited to actions related to construction, enhancements, maintenance and operation of the bus stops. That the City Manager, or designee, be authorized to sign and future documentes, agreements and amendment to such agreements, after review and approval by the City Attorney's office. The the City Manager, or designee, be authorized to take actions necessary and effectuate any budget transfers, sign all related documents, amendments to such agreements and related documents after review and approval by the City Attorney's office, necessary to carry out the intent of this resolution.

BACKGROUND / DISCUSSION:

On July 26, 2016, El Paso City Council approved a resolution that authorized the City Manager to sign a Supplemental Multiple Use Agreement (MUA) between the City and the Texas Department of Transportation (TXDOT) for the purpose of constructing Sun Metro bus shelters on TXDOT rights of way in the City. Staff is recommending that a new resolution be approved by City Council, authorizing the City Manager to sign future amendments to the MUA, to include installation of new bus stops, in addition to bus shelters.

COMMUNITY AND STAKEHOLDER OUTREACH:

Sun Metro Rising Report included Rider Survey in May 2022, along with Community Outreach in September-October, 2022, and in January 2023.

PRIOR COUNCIL ACTION:

July 26, 2016 - Council approved resolution to authorize City Manager to sign future amendments to add bus shelters to the TxDOT Multiple Use Agreement, but it did not include bus stops.

AMOUNT AND SOURCE OF FUNDING:

NA

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NA

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Yvette Hernandez

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

RESOLUTION

WHEREAS, there are existing City of El Paso ("City") bus stops and bus shelters along roadways and rights of way within the control of the Texas Department of Transportation ("TxDOT"); and

WHEREAS, on April 26, 2011, the City Council authorized the City Manager to sign a Multiple Use Agreement with the Texas Department of Transportation, for the purpose of allowing the City access to TxDOT roadways and rights-of-way for installation of new City bus shelter located along and within TxDOT right-of way and this Multiple Use Agreement was approved by TxDOT on behalf of the State of Texas on May 25, 2011 ("2011 Multiple Use Agreement"); and

WHEREAS, TxDOT has approved supplements to the 2011 Multiple Use Agreement throughout the years, to allow for enhancement of bus pads located along and within TxDOT rights-of-way; and

WHEREAS, the City desires to expand on the authority provided under the 2011 Multiple Use Agreement, to allow the installation of new bus stops, including all actions necessary for the operation, construction, and maintenance of bus shelters, bus pads and bus signage at various locations along and within the rights-of way under the control of TxDOT; and

WHEREAS, the City and TXDOT desire to amend the Multiple Use Agreement allowing the City access to TxDOT roadways and right- of way for the installation of the new city bus stops.

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

That the City Council of the City of El Paso finds the above recitals to be true and correct.

That the City Manager or designee, be authorized to sign an Amendment to Multiple Use Agreement with the Texas Department of Transportation (TxDOT), in a form substantially similar to the attached, for the purpose of allowing the City access to TxDOT roadways and right-of-way for the installation, operation and maintenance of new City bus stops located along and within TxDOT right-of way.

That the City Manager or designee, be authorized to sign, after review and approval by the City Attorney's office, any related documents, agreements, and amendments to such agreements for the City to take all actions necessary for the installation, maintenance and operation of bus stops located along and within TxDOT rights-of-way, to include but not limited to actions related to construction, enhancements, maintenance and operation of the bus stops.

That the City Manager or designee, be authorized to sign any future documents, agreements and amendments to such agreements, after review and approval by the City attorney's office,

between the City and TXDOT related to adding new bus stops as well as enhancing or updating existing bus stops, located along and within TxDOT right-of-way.

That the City Manager or designee, be authorized to take actions necessary and effectuate any budget transfers, sign all related agreements, amendments to such agreements and related documents after review and approval by the City Attorney's office, necessary to carry out the intent of this resolution.

APPROVED this _____ day of _____, 20____.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura Prine
City Clerk

APPROVED AS TO FORM:

_____
Roberta Brito
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Yvette Hernandez, P.E.
City Engineer

APPROVED AS TO FORM:

_____
Joyce Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Anthony R. Dekeyzer, Director
Mass Transit Department/ Sun Metro

AMENDMENT TO MULTIPLE USE AGREEMENT

STATE OF TEXAS §

COUNTY OF TRAVIS §

WHEREAS, on the _____, the Texas Department of Transportation, the "State", and the City of _____, the "City", entered into a Multiple Use Agreement to allow the City use of state highway right of way; and

WHEREAS, the State, under the aforementioned Agreement, authorized the City the use of right of way on _____ Control Section No. _____ for the purpose of a _____; and

WHEREAS, the City desires to _____ in the right way not authorized under the Multiple Use Agreement; and

WHEREAS, the City and the State agree to amend the existing Multiple Use Agreement;

AGREEMENT

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

In all other respects, the Agreement shall remain in force and effect without change.

IN TESTIMONY WHEREOF, the parties hereto have caused this amendment to be executed in duplicate. The Amendment becomes effective when last executed.

THE CITY of _____

By: _____
City Manager

_____
Printed Name

Date: _____

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____

_____
Printed name

Date: _____

Approval Recommended:

By: _____
District Engineer

_____
Printed Name

Date: _____

File #: 25-1267, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Public Health, Veerinder Taneja, (915) 212-6502
Public Health, Sara Cera, (915) 212-6502

AGENDA LANGUAGE:

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

A Resolution that the Mayor be authorized to sign, on behalf of the City of El Paso, an Interlocal Agreement between Texas Tech University Health Sciences Center and the City of El Paso for the City's Department of Public Health Clinical Laboratories, to provide:

1) A Clinical Laboratory Improvement Amendments (CLIA) qualified faculty member to serve as the medical director;
2) Review and approve quality control procedures;
3) Make final determinations concerning abnormalities in clinical laboratory procedures; and
4) Make recommendations on clinical procedure manuals; in the City of El Paso, El Paso County, Texas, for a three-year term starting on October 28, 2025 and ending on October 27, 2028.

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

DEPARTMENT: Public Health

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Veerinder Taneja **PHONE NUMBER:** 1-915-212-6502

2nd CONTACT PERSON NAME: Sara Cera **PHONE NUMBER:** 1-915-212-6502

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL:

#8 NURTURE AND PROMOTE A HEALTHY AND SUSTAINABLE COMMUNITY

SUBGOAL:

8.1 DELIVER PREVENTION, INTERVENTION AND MOBILIZATION SERVICES TO PROMOTE A HEALTHY, PRODUCTIVE AND SAFE COMMUNITY

SUBJECT:

A resolution that the Mayor be authorized to sign, on behalf of the City of El Paso, an Interlocal Agreement between Texas Tech University Health Sciences Center and the City of El Paso for the City's Department of Public Health Clinical laboratories, to provide:
1) a CLIA qualified faculty member to serve as the medical director;
2) review and approve quality control procedures;
3)make final determinations concerning abnormalities in clinical laboratory procedures; and
4) make recommendations on clinical procedure manuals;
in the City of El Paso, El Paso County, Texas, for a three-year term starting on October 28, 2025 and ending On October 27, 2028.

BACKGROUND / DISCUSSION:

This Interlocal will replace the previous agreement for these services upon expiration.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

Council Approved the previous Interlocal in October of 2023.

AMOUNT AND SOURCE OF FUNDING:

This is a budgeted item which will be paid by DPH.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Veerinder Taneja

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

RESOLUTION

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

That the Mayor be authorized to sign, on behalf of the City of El Paso, an Interlocal Agreement between Texas Tech University Health Sciences Center and the City of El Paso for the City's Department of Public Health Clinical laboratories, to provide: 1) a CLIA qualified faculty member to serve as the medical director; 2) review and approve quality control procedures; 3) make final determinations concerning abnormalities in clinical laboratory procedures; and 4) make recommendations on clinical procedure manuals; in the City of El Paso, El Paso County, Texas, for a three year term starting on _October 28___, 2025 and ending on _October 27__, 2028.

APPROVED this the _____ day of _____ 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Mona M. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Veerinder Taneja, Director
Department of Public Health

THE STATE OF TEXAS §

§ **INTERLOCAL AGREEMENT**

COUNTY OF EL PASO §

This Interlocal Agreement ("**Agreement**") is made this ___ day of _____, 2025 ("**Effective Date**") between the City of El Paso, a municipal corporation organized and existing under the laws of the State of Texas ("**City**"), and Texas Tech University Health Sciences Center at El Paso, a political subdivision organized and existing under the laws of the State of Texas ("**TTUHSC EP**"). For the convenience of the parties, all defined terms appear in **bold face** print when first defined.

WHEREAS, the Texas Interlocal Cooperation Act, V.T.C.A., Government Code §791.001, *et seq.* allows local governments and political subdivisions of the state to contract among each other or with a federally recognized Indian tribe for the provision of governmental functions and services or to study the feasibility of the performance of a governmental function or service by an Interlocal contract.

WHEREAS, TTUHSC EP is a political subdivision which employs physicians who are licensed, qualified and willing to perform anatomic and clinical pathology services; and

WHEREAS, the City wishes to engage the services of TTUCHSC EP to assist the City's Department of Public Health (Department) laboratories;

NOW, THEREFORE,

The parties agree as follows:

SECTION 1. PURPOSE.

A. The TTUHSC EP will provide the services to assist the City in facilitating the quality to the Department's clinical laboratory testing in accordance with the provisions detailed in **Attachment "A"** ("**Work**").

B. The City will pay $1,791.00 per month in accordance with the provisions set out in **Attachment "B"**.

C. Pursuant to Section 791.011(d)(3), Texas Government Code, each party paying for the performance of governmental functions or services will make those payments from current revenues available to the paying party.

SECTION 2. TERM.

A. This Agreement shall be in full force and effect from October 14, 2025 through October 13, 2028 ("**Term**").

SECTION 3. NO INDEMNIFICATION.

A. The Parties agree that neither Party will have the right to seek indemnification or contribution from the other Party for any losses, costs, expenses, or damages arising from this Agreement.

B. Each party must handle any claims resulting from their actions in this Agreement.

C. Each Party agrees that each will be responsible for the acts or omissions of its respective representatives.

SECTION 4. HIPPA.

A. The parties agree to maintain and secure the confidentiality of the patients' protected health information as mandated by the Health Insurance Portability and Accountability Act ("**HIPAA**"). In the event it is determined that TTUHSC EP will have access to patient health information ("**PHI**"), the parties agree to negotiate a Business Associate Agreement as part of this Agreement.

SECTION 5. TERMINATION.

A. This Agreement may be terminated as provided in this section.

1. TERMINATION FOR CONVENIENCE. Either party may terminate this Agreement for any reason by sending a written notice to the non-terminating party at least 15 calendar days before termination. All parties providing work under this Agreement will halt all work when the termination notice sent by the terminating party is received by the non-terminating party.

2. TERMINATION BY EITHER PARTY FOR CAUSE. Either party may terminate this Agreement if one party fails to fulfill the obligations set out in this Agreement. Before terminating this Agreement pursuant to this provision, the terminating party will provide written notice of intent to terminate enumerating the failures for which the termination is being sought and provide at least 30 calendar days to the non-terminating party to cure such failure.

SECTION 6. GENERAL PROVISIONS.

A. NO WAIVER. Either party may waive any default without waiving any prior or subsequent defaults. Either party's failure to exercise or delay in exercising any right under this Agreement, will not operate as a waiver of such right.

B. INDEPENDENT CONTRACTOR RELATIONSHIP. This Agreement does not create an employee-employer relationship between the TTUHSC EP and the City. As such, the City is not subject to the liabilities or obligations the TTUHSC EP obtains under the performance of this Agreement.

C. TIME IS OF THE ESSENCE. The times and dates specified in this contract are material to this Agreement. For the purpose of this agreement **"business days"** means Monday through Friday excluding City of El Paso holidays and **"calendar days"** means Monday through Sunday excluding City of El Paso holidays.

D. NOTICES. The parties will send all notices required by this Agreement in writing, postmarked, and delivered by certified mail. All notices are considered received 3 business days after the postmark date. Parties may change their address by sending a written notice to the other party. A new address is not official until the change of address notice is received by the other party as provided in this section. Upon receipt of proper notification of change of address the notified party will send all further notifications to the new address. Parties will address notices as follows:

To the City:	The City of El Paso Attn: City Manager P. O. Box 1890 El Paso, Texas 79950-1890
With a Copy to:	The City of El Paso Attn: P. O. Box 1890 El Paso, Texas 79950-1890

To the TTUHSC EP: TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER AT EL PASO
Attn: Contracting Services
Address: 130 Rick Francis Street – MSC 51014
El Paso, Texas 79905
elpcontractdept@ttuhsc.edu

E. CONFIDENTIALITY. The TTUHSC EP acknowledges that this Agreement is subject to Chapter 552 of the Texas Government Code (Texas Public Information Act). The release of the Agreement as a whole or in part must comply with Chapter 552 of the Texas Government Code (Texas Public Information Act).

F. GOVERNING LAW. This Agreement is governed by Texas law.

G. VENUE. The venue for disputes regarding this Agreement between the parties will be El Paso County, Texas.

H. SEVERABILITY. A future finding of invalidity of any provision of this Agreement does not affect the validity of any remaining provisions of this Agreement.

I. HEADINGS. The headings and subheadings of this Agreement are for information purposes only and are not substantive terms.

J. COMPLIANCE WITH THE LAWS. The parties will comply with all applicable laws, administrative orders, and any rules or regulations relating to the obligations under this Agreement.

K. AUDITING RECORDS FOR THE SPECIFIC PROJECT. Both Parties will allow the other Party to inspect and copy all records pertaining to the laboratory services provided in this Agreement.

L. FORCE MAJEURE. There is no breach of contract should either party's obligations within this Agreement be delayed due to an act of God, outbreak of hostilities, riot, civil disturbance, acts of terrorism, the act of any government or authority, fire, explosion, flood, theft, malicious damage, strike, lockout, or any cause or circumstances whatsoever beyond either party's reasonable control. The delayed party must resume performing its obligations in this Agreement after the reason for the delay is resolved.

M. SUCCESSORS AND ASSIGNS. This Agreement is binding on the City and the TTUHSC EP, and the TTUHSC EP's successors and assigns. Neither party may assign, sublet, or transfer its interest or obligations in this Agreement without the written consent of the other.

N. THIRD-PARTY BENEFICIARIES. There are no third-party beneficiaries for this Agreement.

O. PROVISIONS SURVIVING THIS AGREEMENT. Representations, releases, warranties, covenants, indemnities, and confidentiality survive past the execution, performance, and termination of this Agreement.

P. REPRESENTATIONS AND WARRANTIES. The person executing this Agreement on behalf of both parties have the authority to sign on behalf of their respective parties.

Q. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties.

APPROVED this _____ day of _____20____.

CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Mona M. Heydarian
Assistant City Attorney

APPROVED AS TO CONTENT:

Veerinder Taneja, Director
Department of Public Health
TTUHSC EP

Richard A. Lange, M.D., M.B.A, President,
Texas Tech University Health Sciences
Center at El Paso

ATTACHMENT "A"

OBLIGATIONS OF THE Texas Tech University Health Science Center at El Paso

A. The Obligations: The TTUHSCEP will provide the following Laboratory services for City pursuant to the following terms and conditions:

1. TTUHSC EP will provide a CLIA qualified faculty member to serve as the Department's Laboratory Medical Director in accordance with applicable law;

2. When scheduled, TTUHSC EP will monitor and review quality control of the Department's clinical laboratory testing and the Department's clinical laboratory proficiency testing and recommend remedial action to the Department when results are not within acceptable range;

3. When scheduled, TTUHSC EP will make the final determination as to the exact nature of such abnormality in any clinical laboratory procedure in which an abnormality appears, and TTUHSC EP will communicate its finding to the Department with one or more recommendations on how to prevent future abnormalities;

4. When Scheduled, TTUHSC EP will review and make appropriate recommendations to procedure manuals of the Department's laboratories. In this connection, the City agrees not to make any changes to said manuals without the prior written consent of TTUHSC EP; and

5. Hours of service to be provided by TTUHSC EP under this Agreement shall be no less than 10 hours per month.

ATTACHMENT "B"

CONSIDERATION

A. City will pay TTUHSC EP the following amount for the Term of the Agreement: $ 1,791.00.

- **a.** The total amount paid by the City to TTUHSC EP during the term of this Agreement shall not exceed $21,492.00 per year, so that the total amount for the entire contract term shall not exceed $64,476.00.
- **b.** Payments shall be made monthly upon receipt by the City of TTUHSC EP's invoice for Services for the prior month, in accordance with the City's standard payment procedures.

B. City will pay TTUHSC EP the following amount for any extensions of the Agreement:

- **a.** The amounts above must be made in the following installments: $1,791.00 payment shall be made monthly upon receipt by the City of TTUHSC EP's invoice for Services for the prior month, in accordance with the City's standard payment procedures.

STATE OF TEXAS)
)
COUNTY OF EL PASO)

HIPAA BUSINESS ASSOCIATE AGREEMENT

THIS AGREEMENT is entered into on October 1st, 2025, by and between the CITY OF EL PASO, TEXAS ("CITY"), as the Covered Entity, and TTUHSC ("BUSINESS ASSOCIATE") by and through their duly authorized officials, in order to comply with 45 C.F.R. §164.502(e) and §164.504(e), governing protected health information ("PHI") and business associates under the Health Insurance Portability and Accountability Act of 1996 (P.L. 104-191), 42 U.S.C. Section 1320d, et. seq., and regulations promulgated thereunder, as amended from time to time (statute and regulations hereafter collectively referred to as "HIPAA"). Covered Entity and Business Associate may be referred to herein individually as a "Party" or collectively as the "Parties".

RECITALS

WHEREAS, CITY has engaged BUSINESS ASSOCIATE to perform services or provide goods, or both;

WHEREAS, CITY possesses individually identifiable health information that is defined in and protected under HIPAA, and is permitted to use or disclose such information only in accordance with HIPAA;

WHEREAS, BUSINESS ASSOCIATE may receive such information from CITY, or create and receive such information on behalf of CITY, in order to perform certain of the services or provide certain of the goods, or both; and

WHEREAS, CITY wishes to ensure that BUSINESS ASSOCIATE will appropriately safeguard individually identifiable health information;

NOW THEREFORE, CITY and BUSINESS ASSOCIATE agree as follows:

A. HIPAA Terms

1. **Definitions**. The following terms shall have the meaning ascribed to them in this Section. Other capitalized terms shall have the meaning ascribed to them in the context in which they first appear, or as provided in (1)(h) to this Section.

   a. **Agreement** shall refer to this document.

   b. **Business Associate** means TTUHSC.

c. **HHS Privacy Regulations** shall mean the Code of Federal Regulations ("C.F.R.") at Title 45, Sections 160 and 164, in effect, or as amended.

d. **Individual** shall mean the person who is the subject of the Information, and has the same meaning as the term "individual" is defined in 45 C.F.R. 160.103.

e. **Information** shall mean any "health information" provided and/or made available by the CITY to BUSINESS ASSOCIATE, and has the same meaning as the term "health information" as defined by 45 C.F.R. 160.103.

f. **Parties** shall mean the CITY and BUSINESS ASSOCIATE.

g. **Secretary** shall mean the Secretary of the Department of Health and Human Services ("HHS") and any other officer or employee of HHS to whom the authority involved has been delegated.

h. **Catch-all definition:** The following terms used in this Agreement shall have the same meaning as those terms in the HIPAA Privacy, Security, Breach Notification and Enforcement Rules at 45 C.F.R. Part 160 and 164, in effect, or as amended: breach, data aggregation, designated record set, disclosure, health care operations, protected health information, required by law, subcontractor, and use.

2. **Limits on Use and Disclosure Established by Terms of Agreement.** BUSINESS ASSOCIATE hereby agrees that it shall be prohibited from using or disclosing the Information provided or made available by the CITY for any other purpose other than as expressly permitted or required by this Agreement (ref. 45 C.F.R. 164.504(e)(2)(i).)

3. **Stated Purposes for which BUSINESS ASSOCIATE May Use or Disclose Information.** The Parties hereby agree that BUSINESS ASSOCIATE shall be permitted to use and/or disclose Information provided or made available from CITY for the following stated purposes: To provide public health, research, and related support services (service) to the community of the CITY for the mutual benefit and general welfare of BUSINESS ASSOCIATE and the CITY (ref. 45 C.F.R. 164.504(e)(2)(i); 65 Fed. Reg. 82505.)

4. **Use of Information for Management, Administrative and Legal Responsibilities.** BUSINESS ASSOCIATE is permitted to use Information if necessary for the proper management and administration of BUSINESS ASSOCIATE or to carry out legal responsibilities of BUSINESS ASSOCIATE. (ref. 45 C.F.R. 164.504(e)(4)(i)(A-B)).

5. **Disclosure of Information for Management, Administration and Legal Responsibilities.** BUSINESS ASSOCIATE is permitted to disclose Information received from CITY for the proper management and administration of BUSINESS ASSOCIATE or to carry out legal responsibilities of BUSINESS ASSOCIATE, provided:

a. The disclosure is required by law; or

b. The BUSINESS ASSOCIATE obtains reasonable assurances from the person to whom the information is disclosed that it will be held confidentially and used or further disclosed only as required by law or for the purposes for which it was disclosed to the person, the person will use appropriate safeguards to prevent use or disclosure of the information, and the person immediately notifies the BUSINESS ASSOCIATE of any instance of which it is aware in which the confidentiality of the information has been breached. (ref. 45 C.F.R. 164.504(e)(4)(ii)).

6. **Data Aggregation Services.** BUSINESS ASSOCIATE is also permitted to use or disclose Information to provide data aggregation services, as that term is defined by 45 C.F.R. 164.501, relating to the health care operations of CITY. (ref. 45 C.F.R. 164.504(e)(2)(i)(B)).

7. **BUSINESS ASSOCIATE OBLIGATIONS:**

a. Limits on Use and Further Disclosure Established by Agreement and Law. BUSINESS ASSOCIATE hereby agrees that the Information provided or made available by the CITY shall not be further used or disclosed other than as permitted or required by the Agreement or as required by federal law. (ref. 45 C.F.R. 164.504(e)(2)(ii)(A)).

b. Appropriate Safeguards. BUSINESS ASSOCIATE will establish and maintain appropriate safeguards to prevent any use or disclosure of the Information, other than as provided for by this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(B)).

c. Reports of Improper Use or Disclosure. BUSINESS ASSOCIATE hereby agrees that it shall report to CITY **within two (2) days of discovery** any use or disclosure of Information not provided for or allowed by this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(C)).

d. Subcontractors and Agents. BUSINESS ASSOCIATE hereby agrees that any time Information is provided or made available to any subcontractors or agents, BUSINESS ASSOCIATE must enter into a subcontract with the subcontractor or agent that contains the

same terms, conditions and restrictions on the use and disclosure of Information as contained in this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(D)).

(i) **45 C.F.R. 164.502(e)(1)(ii) and 164.308(b)(2).** In accordance with 45 C.F.R. 164.502(e)(1)(ii) and 164.308(b)(2), if applicable, BUSINESS ASSOCIATE agrees to ensure that any subcontractors that create, receive, maintain, or transmit protected health information on behalf of BUSINESS ASSOCIATE agree in writing to the same restrictions and conditions that apply through this Agreement to BUSINESS ASSOCIATE with respect to such Information.

e. **Right of Access to Information.** BUSINESS ASSOCIATE hereby agrees to make available and provide a right of access to Information by an Individual. This right of access shall conform with and meet all of the requirements of Section 181.102 of the Texas Health and Safety Code, requiring that not later than the 15th business day after the date of the receipt of a written request from a person for the person's electronic health record, BUSINESS ASSOCIATE shall provide the requested record to the person in electronic form unless the person agrees to accept the record in another form, and with any further requirements of 45 C.F.R. 164.524, including substitution of the words "COVERED ENTITY" with BUSINESS ASSOCIATE where appropriate. (ref. 45 C.F.R. 164.504(e)(2)(ii)(E)).

f. **Correction of Health Information by Individuals.** BUSINESS ASSOCIATE shall, upon receipt of notice from the CITY, amend or correct protected health information (PHI) in its possession or under its control.

g. **Amendment and Incorporation of Amendments.** BUSINESS ASSOCIATE agrees to make Information available for amendment and to incorporate any amendments to Information in accordance with 45 C.F.R. 164.504(e)(2)(ii)(F)).

h. **Provide Accounting.** BUSINESS ASSOCIATE agrees to make Information available as required to provide an accounting of disclosures in accordance with 45 C.F.R. 164.528, including substitution of the words "COVERED ENTITY" with BUSINESS ASSOCIATE where appropriate. (ref. 45 C.F.R. 164.504(e)(2)(ii)(G)).

i. **Access to Books and Records.** BUSINESS ASSOCIATE hereby agrees to make its internal practices, books, and records relating to

the use or disclosure of Information received from, or created or received by BUSINESS ASSOCIATE on behalf of the CITY, available to the Secretary or the Secretary's designee for purposes of determining compliance with the HHS Privacy Regulations. (ref. 45 C.F.R. 164.504(e)(2)(ii)(H)).

j. **Return or Destruction of Information.** At the termination of this Agreement, BUSINESS ASSOCIATE hereby agrees to adhere to Section B.3. of this Agreement. (ref. 45 C.F.R. 164.504(e)(2)(ii)(I)).

k. **Mitigation Procedures.** BUSINESS ASSOCIATE agrees to have procedures in place for mitigating, to the maximum extent practicable, any deleterious effect from the use or disclosure of Information in a manner contrary to this Agreement or the HHS Privacy Regulations. (ref. 45 C.F.R. 164.530(f)).

l. **Sanction Procedures.** BUSINESS ASSOCIATE agrees and understands that it must develop and implement a system of sanctions for any employee, subcontractor or agent who violates this Agreement of the HHS Privacy Regulations. (ref. 45 C.F.R. 164.530(e)(1)).

m. **Subpart E of 45 C.F.R. Part 164.** To the extent BUSINESS ASSOCIATE is to carry out one or more of CITY'S obligations under Subpart E of 45 C.F.R. Part 164, BUSINESS ASSOCIATE shall comply with the requirements of Subpart E that apply to CITY in the performance of such obligation(s).

n. **Prohibition against the Sale of Protected Health Information.** The BUSINESS ASSOCIATE shall comply with the requirements of Texas Health and Safety Code Sec. 181.153, and any amendments of that section.

o. **Notice and Authorization Required for Electronic Disclosure of PHI.** The BUSINESS ASSOCIATE shall comply with the requirements of Texas Health and Safety Code Sec. 181.154, and any amendments of that section, regarding the requirement of providing notice to an Individual for whom the BUSINESS ASSOCIATE creates or receives protected health information if the Individual's PHI is subject to electronic disclosure.

p. **State Law on Medical Records Privacy.** The BUSINESS ASSOCIATE shall abide by the requirements set forth in Texas Health and Safety Code Section 181.001 et. seq., and any amendments of that chapter.

8. **Property Rights.** The Information shall be and remain the property of the CITY. BUSINESS ASSOCIATE agrees that it acquires no title or rights to the Information, including any de-identified Information, as a result of this Agreement.

9. **Modifications**. The CITY and BUSINESS ASSOCIATE agree to modify this Business Associate Agreement, in order to comply with Administrative Simplification requirements of HIPAA, as set forth in Title 45, Parts 160 and 164, (Subparts A and E the "Privacy Rule" and Subparts A and C the "Security Rule") of the Code of Federal Regulations.

10. **Automatic Amendment**. Upon the effective date of any amendment to the regulations promulgated by HHS with respect to PHI, this Business Associate Agreement shall automatically amend such that the obligations imposed on BUSINESS ASSOCIATE as a Business Associate remain in compliance with such regulations.

B. Term and Termination

1. **Term.** The Term of this Agreement shall be effective as of October 14, 2025, and shall terminate on October 13, 2028, or on the date covered entity terminates for cause as authorized in paragraph (B.2.) of this Section, whichever is sooner.

2. **Termination for Cause**. Upon the CITY's knowledge of a material breach by BUSINESS ASSOCIATE, the CITY shall:

   a. Provide an opportunity for BUSINESS ASSOCIATE to cure the breach or end the violation, and terminate if BUSINESS ASSOCIATE does not cure the breach or end the violation within the time specified by the CITY.

   b. Immediately terminate the Business Associate Agreement if BUSINESS ASSOCIATE has breached a material term of this Business Associate Agreement and cure is not possible.

   c. Notify the Secretary of HHS if termination is not possible.

3. **Obligations of Business Associate Upon Termination.** Upon termination of this Agreement for any reason, BUSINES ASSOCIATE, with respect to protected health information received from CITY, or created, maintained, or received by BUSINESS ASSOCIATE on behalf of CITY, shall:

   a. Retain only that protected health information which is necessary for BUSINESS ASSOCIATE to continue its proper management and administration or to carry out its legal responsibilities;

b. Return to CITY, or, if agreed to by CITY, destroy, the remaining protected health information that the BUSINESS ASSOCIATE still maintains in any form and BUSINESS ASSOCIATE shall certify to the CITY that the Information has been destroyed;

c. Continue to use appropriate safeguards and comply with Subpart C of 45 CFR Part 164 with respect to electronic protected health information to prevent use or disclosure of the protected health information, other than as provided for in this Section, for as long as BUSINESS ASSOCIATE retains the protected health information;

d. Not use or disclose the protected health information retained by BUSINESS ASSOCIATE other than for the purposes for which such protected health information was retained and subject to the same conditions set out at Section 1.e and 1.f above, which applied prior to termination; and

e. Return to CITY or, if agreed to by CITY, destroy, the protected health information retained by BUSINESS ASSOCIATE when it is no longer needed by BUSINESS ASSOCIATE for its proper management and administration or to carry out its legal responsibilities.

f. Survival. The obligations of BUSINESS ASSOCIATE under this Section shall survive the termination of this Agreement.

C. **Remedies.** If CITY determines that BUSINESS ASSOCIATE has breached or violated a material term of this Agreement, CITY may, at its option, pursue any and all of the following remedies:

1. Exercise any of its rights of access and inspection under Section A.7.e. of this Agreement;

2. Take any other reasonable steps that CITY, in its sole discretion, shall deem necessary to cure such breach or end such violation; and/or

3. Terminate this Agreement immediately.

4. Injunction. CITY and BUSINESS ASSOCIATE agree that any violation of the provisions of this Agreement may cause irreparable harm to CITY. Accordingly, in addition to any other remedies available to CITY at law, in equity, or under this Agreement, in the event of any violation by BUSINESS ASSOCIATE of any of the provisions of this Agreement, or any explicit threat thereof, CITY shall be entitled to an injunction or other decree of specific performance with respect to such violation or explicit threat thereof,

without any bond or other security being required and without the necessity of demonstrating actual damages. The parties' respective rights and obligations under this Section C.4. shall survive termination of the Agreement.

5. Indemnification. Removed.

D. Miscellaneous

1. **Regulatory References.** A reference in this Agreement to a HIPAA section means the section as in effect or as amended.

2. **Amendment.** CITY and BUSINESS ASSOCIATE agree that amendment of this Agreement may be required to ensure that CITY and BUSINESS ASSOCIATE comply with changes in state and federal laws and regulations relating to the privacy, security, and confidentiality of protected health information. CITY may terminate this Agreement upon 60 days written notice in the event that BUSINESS ASSOCIATE does not promptly enter into an amendment that CITY, in its sole discretion, deems sufficient to ensure that CITY will be able to comply with such laws and regulations. This Agreement may not otherwise be amended except by written agreement between the parties and signed by duly authorized representatives of both parties.

3. **Interpretation.** Any ambiguity in this Agreement shall be interpreted to permit compliance with HIPAA.

4. **Notices.** Any notice or demand required under this Agreement will be in writing; will be personally served or sent by certified mail, return receipt requested, postage prepaid, or by a recognized overnight carrier which provides proof of receipt; and will be sent to the addresses below. Either party may change the address to which notices are sent by sending written notice of such change of address to the other party.

CITY: City of El Paso
ATTN: City Manager
P. O. Box 1890
El Paso, Texas 79950-1890

COPY TO: City of El Paso
Department of Public Health
ATTN: Director
5115 El Paso Drive
El Paso, TX 79905

BUSINESS ASSOCIATE: Texas Tech University Health Sciences Center at El Paso
ATTN: Contracting Services
130 Rick Francis Street - MSC 51014
El Paso, Texas 79905
elpcontractdept@ttuhsc.edu.

5. **Non-Waiver.** No failure by any Party to insist upon strict compliance with any term or provision of this Agreement, to exercise any option, to enforce any right, or to seek any remedy upon any default of any other Party shall affect, or constitute a waiver of, any Party's right to insist upon such strict compliance, exercise that option, enforce that right, or seek that remedy with respect to that default or any prior, contemporaneous, or subsequent default. No custom or practice of the Parties at variance with any provision of this Agreement shall affect or constitute a waiver of, any Party's right to demand strict compliance with all provisions of this Agreement.

6. **Headings.** The headings of sections and subsections of this Agreement are for reference only and will not affect in any way the meaning or interpretation of this Agreement.

7. **Governing Law, Jurisdiction.** This Agreement will be governed by and construed in accordance with the laws of the State of Texas, with venue in El Paso County, Texas.

8. **Compliance with Laws.** BUSINESS ASSOCIATE agrees that its obligations pursuant to this Agreement shall be performed in compliance with all applicable federal, state, and/or local rules and regulations. In the event that applicable federal, state or local laws and regulations or applicable accrediting body standards are modified, BUSINESS ASSOCIATE reserves the right to notify CITY in writing of any modifications to the Agreement in order to remain in compliance with such law, rule or regulation.

9. **Severability.** In the event that one or more provision(s) of this Agreement is deemed invalid, unlawful and/or unenforceable, then only that provision will be omitted, and will not affect the validity or enforceability of any other provision; the remaining provisions will be deemed to continue in full force and effect.

10. **No Third-Party Beneficiaries.** Nothing express or implied in this Agreement is intended or shall be deemed to confer upon any person other than CITY and BUSINESS ASSOCIATE, and their respective successors and assigns, any rights, obligations, remedies or liabilities.

11. **Entire Agreement; Counterparts.** This Agreement constitutes the entire Agreement between CITY and BUSINESS ASSOCIATE regarding the

services to be provided hereunder. Any agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force or effect. This Agreement may be executed in any number of counterparts, each of which will be deemed to be the original, but all of which shall constitute one and the same document.

(Signatures follow on next page)

HIPAA BUSINESS ASSOCIATE AGREEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

Signature Page

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the _____day of October, 2025.

CITY OF EL PASO

Dionne Mack
City Manager

TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER AT EL PASO:

Richard A. Lange, MD, MBA
President

APPROVED AS TO FORM:

Mona M. Heydarin
Assistant City Attorney

APPROVED AS TO CONTENT:

Dr. Veerinder Taneja, Director
Department of Public Health

File #: 25-1320, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-4300
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803
Airport, Tony Nevarez, (915) 474-2424

AGENDA LANGUAGE:

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

A Resolution authorizing the Director of Purchasing & Strategic Sourcing to notify AZTEC CONTRACTORS, INC., that the City is terminating Contract No. 2025-0398 EPIA Terminal Roof Repairs pursuant to Attribute 18, Subsection 7. Liquidated Damages for Failure to Enter into Contract of the Solicitation Documents, and that the termination shall be effective as of October 28, 2025, and that the City may take all necessary steps to seek forfeiture of Vendor's bid bond as liquidated damages.

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

DEPARTMENT: Capital Improvement Department
El Paso International Airport
Purchasing & Strategic Sourcing
AGENDA DATE: October 28, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Gilbert Guerrero, Interim Director **PHONE NUMBER:** (915) 212-1803
Tony Nevarez, Director **PHONE NUMBER:** (915) 474-2424
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: 3

SUBJECT:
A resolution authorizing the Director of Purchasing & Strategic Sourcing to notify AZTEC CONTRACTORS, INC., that the City is terminating Contract No. 2025-0398 EPIA Terminal Roof Repairs pursuant to Attribute 18, Subsection 7 - Liquidated Damages for Failure to Enter into Contract of the Solicitation Documents, and that the termination shall be effective as of October 28, 2025, and that the City may take all necessary steps to seek forfeiture of Vendor's bid bond as liquidated damages.

BACKGROUND / DISCUSSION:

Vendor has failed or refused to execute and deliver the Payment and Performance Bonds to City to finalize and execute the validly awarded Contract.

COMMUNITY AND STAKEHOLDER OUTREACH:
N/A

SELECTION SUMMARY:
N/A

CONTRACT VARIANCE:
N/A

PROTEST
N/A

PRIOR COUNCIL ACTION:
On July 22, 2025 City Council approved the award of contract 2025-0398 to AZTEC CONTRACTORS, INC. for a total estimated amount of $3,321,150.00.

AMOUNT AND SOURCE OF FUNDING:
Amount: N/A
Funding Source: N/A
Account: N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
N/A	

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

DEPARTMENT HEAD:

Gilbert Guerrero

Gilbert Guerrero, Interim Director of Capital Improvement

Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

R E S O L U T I O N

WHEREAS, on July 22, 2025, the City of El Paso ("City") awarded Contract No. 2025-0398 EPIA Terminal Roof Repairs ("Contract") to the following vendor ("Vendor"):

1. AZTEC CONTRACTORS, INC.

WHEREAS, pursuant to Attribute 18, Subsection 7. **Liquidated Damages for Failure to Enter into Contract** of the Solicitation Documents associated with Solicitation 2025-0398 EPIA Terminal Roof Repairs; the City may take steps to terminate the above-referenced award; and

WHEREAS, Vendor has failed or refused to execute and deliver the Payment and Performance Bonds to City to finalize and execute the validly awarded Contract; and

WHEREAS, the City desires to terminate the and rebid the above solicitation.

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

That the Director of Purchasing & Strategic Sourcing is authorized to notify AZTEC CONTRACTORS, INC., that the City is terminating Contract No. 2025-0398 EPIA Terminal Roof Repairs pursuant to Attribute 18, Subsection 7. **Liquidated Damages for Failure to Enter into Contract** of the Solicitation Documents, that the termination shall be effective as of October 28, 2025, and that the City may take all necessary steps to seek forfeiture of Vendor's bid bond as liquidated damages.

APPROVED this _____ day of _____, 2025.

THE CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Ignacio Troncoso
Assistant City Attorney

APPROVED AS TO CONTENT:

Claudia A. Garcia, Director
Purchasing & Strategic Sourcing

File #: 25-1321, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Members of the City Council, Josh Acevedo, (915) 212-0002

AGENDA LANGUAGE:

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

Jonathan Hernandez to the Capital Improvements Advisory Committee by Representative Josh Acevedo, District 2.

Board Appointment Form

City Clerk's Office

Appointing Office	Josh Acevedo, District 2
Agenda Placement	Consent
Date of Council Meeting	10/28/25
Name of Board	Capital Improvements Advisory Committee

Agenda Posting Language

Appointment of Jonathan Hernandez to the Capital Improvements Advisory Committee by Representative Josh Acevedo, District 2.

Appointment Type	Regular

Member Qualifications

See resume.

Nominee Name	Jonathan Hernandez
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 1
City Employed Relatives	N/A

Board Membership

N/A

Real estate owned in El Paso County

[redacted]

Previous Appointee	Juan Carlos Gomez
Reason for Vacancy	Term Completed
Date of Appointment	10/28/25
Term Start Date	10/29/25
Term Expires On	10/28/28
Term	First Term

Jonathan Pierre Hernandez

[redacted]

Summary

I am the founder of an online retail business based in El Paso, Texas. Our operation manages 140,000 sq ft of inventory and fulfills international orders. Additionally, I am committed to developing sustainable business and creative communities within Central El Paso. My track record speaks for itself.

Experience

Partner | Spaghetti Bowl Properties | 421 Frederick Rd El Paso 79905
January 2013 to today

Convert industrial spaces into creative work spaces and rental opportunities for small and micro businesses.

Operations | OCO Industrial | 421 Frederick Rd El Paso 79905
August 2009 to today

Our company specializes in the purchase and sale of industrial surplus in the borderland region. We currently have an inventory of over 200,000 SKUs of products that would have otherwise been discarded. We upcycle these items and sell them both online and to the public.

Education

Marketing | University of Dayton | 2006-2009

Skills

- Conversion of old buildings
- Starting and operating Inventory and online sales systems - bigcommerce, ebay, zoro, amazon, skuvault, google shopping.
- Industrial upcycling and recycling.
- Land development in the process…

File #: 25-1333, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Members of the City Council, Mayor Renard U. Johnson, (915) 212-0021

AGENDA LANGUAGE:

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

Celia Gutierrez to the Committee on Border Relations by Mayor Renard U. Johnson.

File #: 25-1281, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 8
Tax Office, Maria O. Pasillas, (915) 212-0106

AGENDA LANGUAGE:

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

A refund to Perla Denisse Benitez Castaneda, in the amount of $281.27 for an overpayment made on January 31, 2022 of 2021 taxes, Geo. No. 18PP-999-5630-1034. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments exceeding the three (3) year limit.

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

DEPARTMENT: Tax Office

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

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

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL:

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

SUBGOAL:

6.11 Provide efficient and effective services to taxpayers

SUBJECT:

A refund to Perla Denisse Benitez Castaneda, in the amount of $281.27 for an overpayment made on January 31, 2022 of 2021 taxes, Geo. No. 18PP-999-5630-1034. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments exceeding the three (3) year limit.

BACKGROUND / DISCUSSION:

Approve property tax overpayment refunds exceeding the statutory three (3) year limit, per the Texas Property Tax Code, Sec. 31.11 – Refunds of Overpayments or Erroneous Payments.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

Council has considered this previously on a routine basis.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Maria O. Pasillas Maria O. Pasillas 2025.10.10 14:34:07 -06'00'

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

RESOLUTION

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

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

WHEREAS, taxpayer, PERLA DENISSE BENITEZ CASTANEDA ("Taxpayer") has applied for a refund with the tax assessor for their 2021 property taxes that were overpaid on January 31, 2022 in the amount of $281.27 for all taxing entities; and

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

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

THAT THE City finds that PERLA DENISSE BENITEZ CASTANEDA showed a good cause to extend the deadline to apply for a refund of the overpayment of the 2021 taxes and the tax refund in the amount of $281.27 is approved.

APPROVED this ___ day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Oscar Gomez
Assistant City Attorney

APPROVED AS TO CONTENT:

Maria O. Pasillas
_____
Maria O. Pasillas, RTA
City Tax Assessor/Collector

CITY TAX OFFICE
SEP 02 2025

MARIA O. PASILLAS, RTA
CITY OF EL PASO TAX ASSESSOR COLLECTOR
221 N. KANSAS, STE 300
EL PASO, TX 79901
PH: (915) 212-0106 FAX: (915) 212-0107 Email: taxforms@elpasotexas.gov

Geo No.	Prop ID
18PP-999-5630-1034	678873

Legal Description of the Property
DEALER MOTOR VEH INV P145106

3328 ALAMEDA AVE

OWNER: CORDOVA'S AUTO SALES

PERLA D BENITEZ CASTANEDA
11503 JERRY LEWIS WAY
EL PASO , TX 79936

OP ✓
+ 3 yrs

2021 OVERAGE AMOUNT $281.27 ✓

1: CITY OF EL PASO, 3: EL PASO ISD, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER OF EL PASO

Dear Taxpayer:
Our records indicate that an overpayment exists on the property tax account listed above as of the date of this letter. If you paid the taxes on this account and believe you are entitled to a refund, please complete the application below, sign it, and return it to our office. If the taxes were paid by your mortgage/title company or any other party, you must obtain a written letter of release in order for the refund to be issued in your name. If you did not make the payment(s) on this account, please forward this letter to the person who paid these taxes. You may also request the transfer of this overpayment to other tax accounts and/or tax years in the space provided or by attaching an additional sheet if necessary. Your application for refund must be submitted within three years from the date of the overpayment, or you waive the right to the refund (Sec. 31.11c). Governing body approval is required for refunds in excess of $2500.

APPLICATION FOR PROPERTY TAX REFUND: This application must be completed, signed, and submitted with supporting documentation to be valid.

Step 1. Identify the refund recipient.
Show information for whomever will be receiving the refund.

Who should the refund be issued to:

Name: Perla Denisse Benitez Castañeda
Address: 11503 Jerry lewis way ✓
City, State, Zip: El Paso texas 79936 ✓
Daytime Phone No.: 915 316 6403
E-Mail Address: Pdenisse04@gmail.com

Step 2. Provide payment information.
Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement.

Payment made by:	Check No.	Date Paid	Amount Paid
Electronic Check	CC004334285	01/31/2022	$773.46
TOTAL AMOUNT PAID (sum of the above amounts)			

Step 3. Provide reason for this refund.
Please list any accounts and/or years that you intended to pay with this overage.

Please check one of the following:

- [ ] I paid this account in error and I am entitled to the refund.
- [x] I overpaid this account. Please refund the excess to the address listed in Step 1. ✓
- [ ] I want this payment applied to next year's taxes.
- [ ] This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below):

Step 4. Sign the form.
Unsigned applications cannot be processed.

By signing below, I hereby apply for the refund of the above-described taxes and certify that the information I have given on this form is true and correct. (If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under the Texas Penal Code, Sec. 37.10.)

Jmc 9/8/25

SIGNATURE OF REQUESTOR (REQUIRED): Perla Benitez
PRINTED NAME & DATE: Sep 2, 25 ✓ Perla D. Benitez Castañeda

TAX OFFICE USE ONLY: [✓] Approved [ ] Denied By: N.H. Date: 9-4-25 ✓

v52.1.9

Print Date: 07/12/2024

File #: 25-1311, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Members of the City Council, Representative Alejandra Chávez, (915) 212-0001

AGENDA LANGUAGE:

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

For notation pursuant to Section 2.92.080 of the City Code, receipt of campaign contributions by Representative Alejandra Chávez in the amount of $500 from Carmen Renee Jimenez and $1,500 from Maria Terán..

File #: 25-1298, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Streets and Maintenance, Randy Garcia, (915) 212-7005

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

The request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2022-0004 Security Services for Municipal Buildings to Night Eyes Protective Services. This change order will increase referenced contract by $129,560.00 for a total amount not to exceed $3,708,725.00. This change order will increase the contract capacity to include additional guards at the Municipal Services Center (MSC) Building and City Hall.

Department:	Streets and Maintenance
Award to:	Night Eyes Protective Services
City & State:	El Paso, TX
Current Contract Estimated Amount:	$2,203,389.00
Change Order Amount:	$129,560.00
Total estimated Amount not to Exceed:	$2,332,949.00
Account(s):	532-1000-31040-522120-P3120
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Award - unit price contract.

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

DEPARTMENT: Streets and Maintenance
Purchasing & Strategic Sourcing
AGENDA DATE: October 28, 2025
PUBLIC HEARING DATE: NA
CONTACT PERSON NAME: Randy Garcia, Director **PHONE NUMBER:** (915) 212-7005
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: All

SUBJECT:
The request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2022-0004 Security Services for Municipal Buildings to Night Eyes Protective Services, Inc. This change order will increase referenced contract by $129,560.00 for a total amount not to exceed $2,332,949.00.

BACKGROUND / DISCUSSION:
This change order will increase the contract capacity to add an additional guard at the MSC building and a guard to patrol from City Hall to the Convention Center.

COMMUNITY AND STAKEHOLDER OUTREACH:
NA

SELECTION SUMMARY:
NA

CONTRACT VARIANCE:
NA

PROTEST
NA

PRIOR COUNCIL ACTION:
On March 29, 2022, City Council approved the award of Contract 2022-0004 Security Services Municipal Buildings to Night Eyes Protective Services, Inc, for a three-year term with a two-year renewal option, for a total contract amount of $3,439,440.00.

On February 4,2025 City Council approved a change order in the amount of $139,725.00 for a total amount not to exceed $2,203,389.00 to add capacity for additional services needed under this contract.

AMOUNT AND SOURCE OF FUNDING:
Amount: $2,332,949.00
Funding Source: General Fund
Account: 532-1000-31040-522120-P3120

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

Randy Garcia, Director of Streets and Maintenance

Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
(Change Order)

**********Posting Language Below **********

Please place the following item on the Consent Agenda for the City Council of October 28, 2025

Award Summary:
The request that the Director of Purchasing & Strategic Sourcing be authorized to issue Purchase Order(s) to increase contract 2022-0004 Security Services for Municipal Buildings to Night Eyes Protective Services. This change order will increase referenced contract by $129,560.00 for a total amount not to exceed $3,708,725.00. This change order will increase the contract capacity to include additional guards at the MSC Building and City Hall.

Department:	Streets and Maintenance
Award to:	Night Eyes Protective Services
City & State:	El Paso, TX
Current Contract Estimated Amount:	$2,203,389.00
Change Order Amount:	$129,560.00
Total estimated Amount not to Exceed:	$2,332,949.00
Account(s):	532-1000-31040-522120-P3120
Funding Source(s):	General Fund
District(s):	All

This was a Best Value Bid Award - unit price contract.

File #: 25-1294, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 3
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Airport, Tony Nevarez, (915) 474-2424

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

The award of Solicitation 2025-0361R Financial and Planning Services - Airport to the following suppliers: 1) Garver, LLC and 2) Ricondo & Associates Inc. for an initial term of three (3) years for an estimated amount of $900,000.00. The award also includes a two (2) year option for an estimated amount of $600,000. The total contract time is for five (5) years for a total estimated amount of $1,500,000.00. The contract will provide planning and financial consulting services in connection with the El Paso International Airport.

Contract Variance:
The difference based in comparison to the previous contract is as follows: An increase of $150,000.00 for the initial term, which represents a 20% increase due to an increase to the annual budgeted amount needed for services.

Department:	El Paso International Airport
Award to Supplier 1:	Garver, LLC
City & State:	North Little Rock, AR
Award to Supplier 2:	Ricondo & Associates Inc.
City & State:	Chicago, IL
Initial Term:	3 Years
Option Terms:	2 Years
Total Contract Time:	5 Years
Total Annual Estimated Award:	$300,000.00

Total Initial Term Estimated Award:	$900,000.00
Total Option Term Estimated Award:	$600,000.00
Total Estimated Award:	$1,500,000.00
Account(s)	562-3000-62030-521160-P6201
Funding Source(s):	Airport Enterprise Fund
District(s):	3

This was a Request for Proposals Procurement - service contract.

The Purchasing & Strategic Sourcing and El Paso International Airport Departments recommend award as indicated to 1) Garver, LLC and 2) Ricondo & Associates Inc. the highest ranked offerors based on the evaluation factors established in the evaluation criteria for this procurement.

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

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

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

REVISED
8:45 am, Oct 16, 2025

DEPARTMENT: El Paso International Airport
Purchasing & Strategic Sourcing
AGENDA DATE: October 28, 2025
PUBLIC HEARING DATE: N/A
CONTACT PERSON NAME: Tony Nevarez, Director **PHONE NUMBER:** (915) 474-2424
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: 3

SUBJECT:
The award of solicitation 2025-0361R Financial and Planning Services - Airport to the following suppliers: 1) Garver, LLC and 2) Ricondo & Associates Inc. for an initial term of three (3) years for an estimated amount of $900,000.00. The award also includes a two (2) year option for an estimated amount of $600,000.00. The total contract time is for five (5) years for a total estimated amount of $1,500,000.00.

BACKGROUND / DISCUSSION:
This contract will allow consultants to perform planning and financial services for the El Paso International Airport.

COMMUNITY AND STAKEHOLDER OUTREACH:
A pre-proposal meeting was held on August 27, 2025. Thirteen (13) suppliers were in attendance.

SELECTION SUMMARY:
Solicitation was advertised on August 19, 2025 and August 26, 2025. The solicitation was posted on City website on August 19, 2025. There were a total twenty-three (23) viewers online; four (4) proposals were received; none from a local supplier.

CONTRACT VARIANCE:
The difference based in comparison to the previous contract is as follows: An increase of $150,000.00 for the initial term, which represents a 20% increase due to an increase to the annual budgeted amount needed for services.

PROTEST
No protest received for this requirement.

PRIOR COUNCIL ACTION:
N/A

AMOUNT AND SOURCE OF FUNDING:
Amount: $1,500,000.00
Funding Source: Airport Enterprise Fund
Account: 562-3000-62030-521160-P6201

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

Tony Nevarez – Aviation Director

Claudia A. Garcia – Director of Purchasing & Strategic Souring

Project Form
Request for Proposals

**********Posting Language Below **********

Please place the following item on the Consent Agenda for the City Council Meeting of October 28, 2025.

Award Summary:
The award of solicitation 2025-0361 Financial and Planning Services - Airport to the following suppliers: 1) Garver, LLC and 2) Ricondo & Associates Inc. for an initial term of three (3) years for an estimated amount of $900,000.00. The award also includes a two (2) year option for an estimated amount of $600,000. The total contract time is for five (5) years for a total estimated amount of $1,500,000.00. The contract will provide planning and financial consulting services in connection with the El Paso International Airport.

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Award to Supplier 1:	Garver, LLC
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Total Annual Estimated Award:	$300,000.00
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Total Estimated Award:	$1,500,000.00
Account(s)	562-3000-62030-521160-P6201
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District(s):	3

This was a Request for Proposals Procurement – service contract

The Purchasing & Strategic Sourcing and El Paso International Airport Departments recommend award as indicated to 1) Garver, LLC and 2) Ricondo & Associates Inc. the highest ranked offerors based on the evaluation factors established in the evaluation criteria for this procurement.

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

In accordance with this award, the City Manager or designee is authorized to exercise future options if needed.

CITY OF EL PASO REQUEST FOR PROPOSAL SCORESHEET

PROJECT: 2025-0361R Financial and Planning Services - Airport

Evaluation of Submittal

	MAX POINTS	Garver, LLC	Merchant Aviation, LLC	Ricondo & Associates, Inc.	Unison Consulting, Inc.
Factor A - Proposal Cost	35	35.00	31.53	29.79	29.71
Factor B - Experience – Comparable Contracts	20	16.67	16.00	16.67	14.00
Factor B – References	5	5.00	1.33	5.00	3.33
Factor C - Quality Assurance/Quality Control (QA/QC)	15	13.00	9.50	11.50	10.50
Factor D – Capacity and Capability of Agency's Resources	15	13.50	12.00	12.50	12.00
Factor E - Value Added	10	9.00	6.00	9.00	8.33
TOTAL SCORE	100	92.17	76.65	84.46	77.87
Rank		1	4	2	3

CITY OF EL PASO
REQUEST FOR PROPOSALS TABULATION FORM

Title: Financial and Planning Services- Airport **Solicitation #: 2025-0361R**

Bid Opening: September 17, 2025 **Department: El Paso International Airport**

OFFEROR'S NAME:	LOCATION:	AMENDMENT(S) ACKNOWLEDGED:
Garver, LLC	North Little Rock, AR	Yes
Merchant Aviation LLC	Summit, NJ	Yes
Ricondo & Associates, Inc	Chicago, IL	Yes
Unison Consulting, Inc	Chicago, IL	Yes

RFPs SOLICITED: 896 LOCAL RFPs SOLICITED: 261 RFPs RECEIVED: 4 LOCAL RFPs RECEIVED: 0 NO BIDS: 4

Approved: /s/
Date: 10/8/2025

20205-0361R Financial and Planning Services - Airport View List			
	Participant Name	City	State
1	Alfredo Castaneda	El Paso	TX
2	C/Q International, LLC	El Paso	TX
3	Countryman & Co. Architecture	El Paso	TX
4	DPC advantage (ASO Plan Advantage)	Truckee	CA
5	EMI Property Services	El Paso	TX
6	Garver, LLC	Georgetown	TX
7	Gordon Davis Johnson & Shane PC	El Paso	TX
8	GOVGUIDE INC	Arlington	VA
9	HDR Engineering Inc.	El Paso	TX
10	Lesna Construction Inc.	El Paso	TX
11	Lovett's Bookkeeping LLC (Nayda Yolanda Lovett)	El Paso	TX
12	Mel B. Enterprises LLC	Hunstville	AL
13	Merchant Aviation, LLC	Summit	NJ
14	NEXCIV ENGINEERING LLC	EL PASO	TX
15	Prime Edge Painting	El Paso	TX
16	Richmond Equipment (Jamie Crandall Equipment Corp.)	Richmond	TX
17	Ricondo & Associates, Inc.	Chicago	IL
18	Softchoice Corporation	Chicago	IL
19	Technology World LLC Dba Sentry	El Paso	TX
20	UebelKorp industries	El Paso	TX
21	Unison Consulting, Inc.	Chicago	IL
22	WOFFORD TRUCK PARTS (TE EL PASO,LLC)	EL PASO	TX
23	Zeraus Iluminacion	El Paso	TX

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

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

Definitions:

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

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

Contributor / Donor Information:

Full Name	Nathan Polsgrove
Business Name	Garver, LLC
Agenda Item Type	Contract Award
Relevant Department	El Paso International Airport

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

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

OR

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

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

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

Signature: _____ Date: 9/10/25

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

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Contributor / Donor Information:

Full Name	Michael L. Scott
Business Name	Ricondo & Associates, Inc.
Agenda Item Type	Contract Award
Relevant Department	El Paso International Airport

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

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

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

Michael L. Scott

Signature: _____ Date: 9/10/25

File #: 25-1283, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 2
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Alejandra González, (915) 212-1506

AGENDA LANGUAGE:

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

An Ordinance changing the zoning of a portion of E.R. Talley Surveys No. 6 and 7, 4600 Edna Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 4600 Edna Ave.
Applicant: City of El Paso, PZRZ25-00018

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 11/18/25

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

2nd CONTACT PERSON NAME: Alejandra Gonzalez **PHONE NUMBER:** (915) 212-1506

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of a portion of E.R. Talley Surveys No. 6 and 7, 4600 Edna Avenue, City of El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to R-5 (Residential). The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan.

Subject Property: 4600 Edna Ave.
Applicant: City of El Paso, PZRZ25-00018

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from M-1 (Light Manufacturing) to R-5 (Residential) to allow the existing use of the Modesto Gomez Park. City Plan Commission recommended 6-0 to approve the proposed rezoning on September 25, 2025. As of October 13, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information. The proposed rezoning will consolidate the property under the same zoning district, allowing the existing use of Modesto Gomez Park to continue. The park's use will remain unchanged.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property. A public meeting was held on September 24, 2025 with the neighborhood.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF E.R. TALLEY SURVEYS NO. 6 AND 7, 4600 EDNA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO R-5 (RESIDENTIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **a portion of E.R. Talley Surveys No. 6 and 7, 4600 Edna Avenue**, located in the City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **M-1 (Light Manufacturing)** to **R-5 (Residential)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson, Mayor

ATTEST:

_____
Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

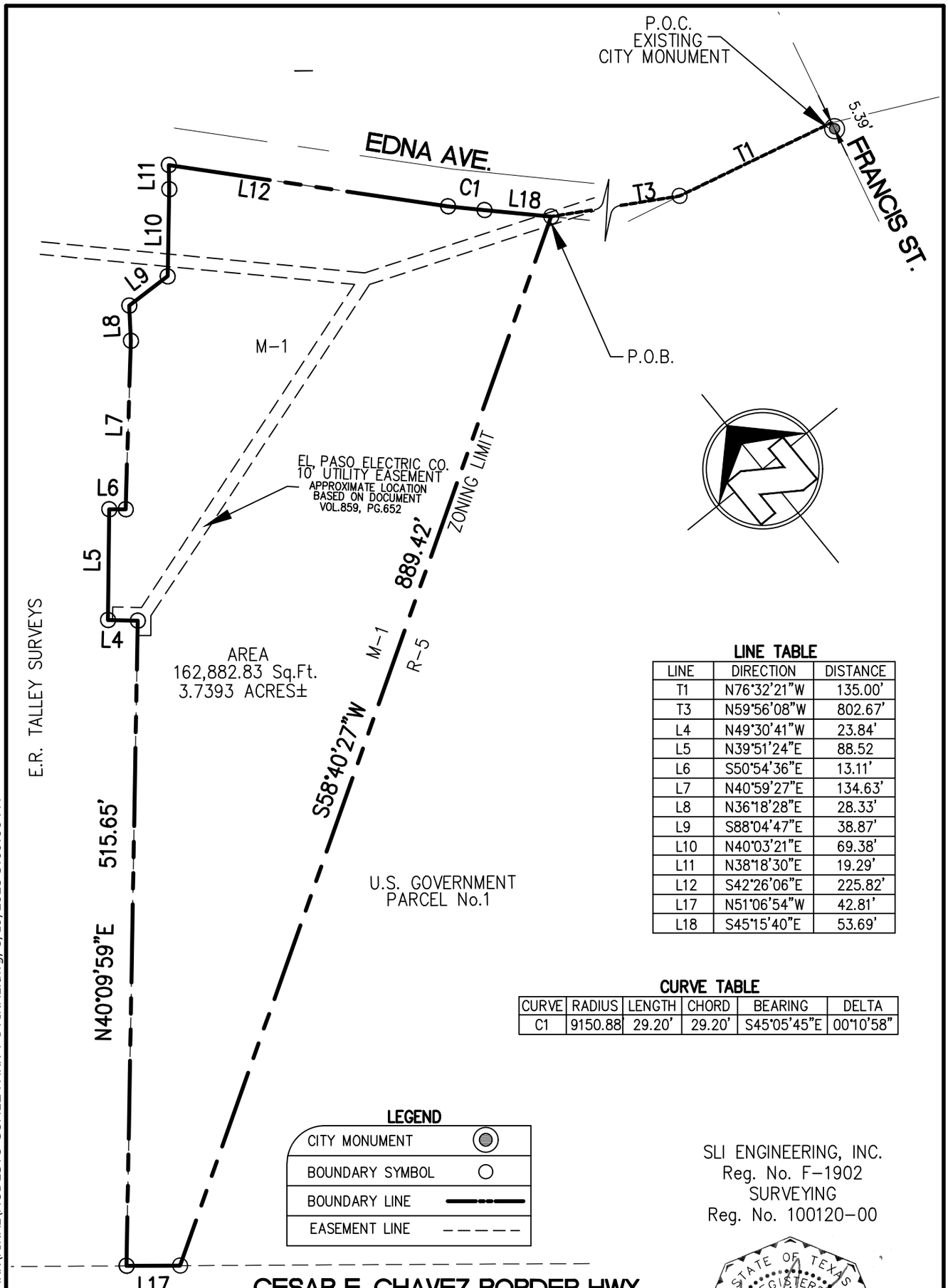
_____
Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

_____
Philip F. Etiwe, Director
Planning & Inspections Department

Exhibit "A"



LINE TABLE

LINE	DIRECTION	DISTANCE
T1	N76°32'21"W	135.00'
T3	N59°56'08"W	802.67'
L4	N49°30'41"W	23.84'
L5	N39°51'24"E	88.52
L6	S50°54'36"E	13.11'
L7	N40°59'27"E	134.63'
L8	N36°18'28"E	28.33'
L9	S88°04'47"E	38.87'
L10	N40°03'21"E	69.38'
L11	N38°18'30"E	19.29'
L12	S42°26'06"E	225.82'
L17	N51°06'54"W	42.81'
L18	S45°15'40"E	53.69'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	9150.88	29.20'	29.20'	S45°05'45"E	00°10'58"

LEGEND

CITY MONUMENT	◎
BOUNDARY SYMBOL	○
BOUNDARY LINE	———
EASEMENT LINE	– – – –

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

STATE OF TEXAS
REGISTERED
GUILLERMO LICON
2998
PROFESSIONAL
LAND SURVEYOR

© **Copyright 2025 by SLI Engineering, Inc. All rights reserved.**
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon AUGUST 19, 2025.

PLAT OF SURVEY

SLI
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

JOB # 09-25-5294
DRAWN BY: CV CK BY: GH/ET
DATE: 08/19/2025 SCALE: 1"=100'

ZONING PARCEL
4600 EDNA AVE.

LEGAL DESCRIPTION

PORTION OF E.R. TALLEY SURVEYS NO. 6 AND 7

CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT REFERENCE
VOLUME x PAGE xx

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: 9-01-2025

F:\PROJECTS\IMPSURV\25-5294 MODESTO GOMEZ PARK\FINAL\MODESTO GOMEZ PARK T-I FINAL.dwg, 8/19/2025 3:06:06 PM

ZONING
METES AND BOUNDS

The parcel of land herein described is a portion of E.R. TALLEY SURVEYS No. 6 AND 7, addition to the City of El Paso, El Paso County, Texas and is more particularly described by metes and bounds as follows;

Commencing at an existing city monument lying 5.39 feet to the south from the centerline intersection of Francis Street and Edna Avenue; Thence, North 76°32'21" West, along centerline of Edna Avenue, a distance of 135.00 feet to a point; Thence, North 59°56'08" West, a distance of 802.67 feet to a point lying on the southwesterly right-of-way line of Edna Avenue being the "TRUE POINT OF BEGINNING" of this description.

THENCE, South 58°40'27" West, a distance of 889.42' feet to a point for a boundary corner lying on the northerly right-of-way line of Cesar E. Chavez Border Highway;
THENCE, North 51°06'54" West, a distance of 42.81' feet to point for a boundary corner;
THENCE, North 40°09'59" East, leaving right-of-way line of Cesar E. Chavez Border Highway, a distance of 515.65 feet to point for a boundary corner;
THENCE, North 49°30'41" West, a distance of 23.84 feet to point for a boundary corner;
THENCE, North 39°51'24" East, a distance of 88.52 feet to point for a boundary corner;
THENCE, South 50°54'36" East, a distance of 13.11 feet to point for a boundary corner;
THENCE, North 40°59'27" East, a distance of 134.63 feet to point for a boundary corner;
THENCE, North 36°18'28" East, a distance of 28.33 feet to point for a boundary corner;
THENCE, South 88°04'47" East, a distance of 38.87 feet to point for a boundary corner;
THENCE, North 40°03'21" East, a distance of 69.38 feet to point for a boundary corner;
THENCE, North 38°18'30" East, a distance of 19.29 feet to point for a boundary corner;
THENCE, South 42°26'06" East, a distance of 225.82 feet to point for a boundary corner lying on the southerly right-of-way line of Edna Avenue;
THENCE, 29.20 feet, with a curve to the right, having a radius of 9150.88 feet, a central angle of 00°10'58" and a chord which bears South 45°05'45" East, a distance of 29.20 feet to a point for a boundary corner;
THENCE, South 45°15'40" East, a distance of 53.69 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 162,882.83 Square Feet (3.7393 acres) of land, more or less.

SLI ENGINEERING, INC.
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon AUGUST 19, 2025.

METES AND BOUNDS

SLI
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
6600 WESTWIND DRIVE
EL PASO, TEXAS
(915) 584-4457
SLI ENGINEERING, INC.

JOB # 09-25-5294
DRAWN BY: CV CK BY: GH/ET
DATE: 08/19/2025 SCALE: 1"=100'

ZONING PARCEL
4600 EDNA AVE.

LEGAL DESCRIPTION

PORTION OF E.R. TALLEY SURVEYS NO. 6 AND 7

CITY OF EL PASO, EL PASO COUNTY, TEXAS

PLAT REFERENCE
VOLUME x PAGE xx

CERTIFICATION
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998
DATE: 9-01-2025

F:\PROJECTS\IMPSURV\25-5294 MODESTO GOMEZ PARK\FINAL\MODESTO GOMEZ PARK T-1 FINAL.dwg, 8/19/2025 3:07:05 PM

4600 Edna

City Plan Commission — September 25, 2025

REZONING

CASE NUMBER:	**PZRZ25-00018**
CASE MANAGER:	Alejandra González, (915) 212-1506, GonzalezAG@elpasotexas.gov
PROPERTY OWNER:	City of El Paso
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	4600 Edna Ave. (District 2)
PROPERTY AREA:	3.74 acres
REQUEST:	Rezone from M-1(Light Manufacturing) to R-5 (Residential)
RELATED APPLICATIONS:	SUSU25-00064 - Modesto Gomez Park
PUBLIC INPUT:	None received as of September 18, 2025

SUMMARY OF REQUEST: The applicant is proposing to rezone the subject property from M-1 (Light Manufacturing) to R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district for the existing use of public park.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with Plan *El Paso*, the City's adopted Comprehensive Plan and the O-1, Preserve future land use designation.

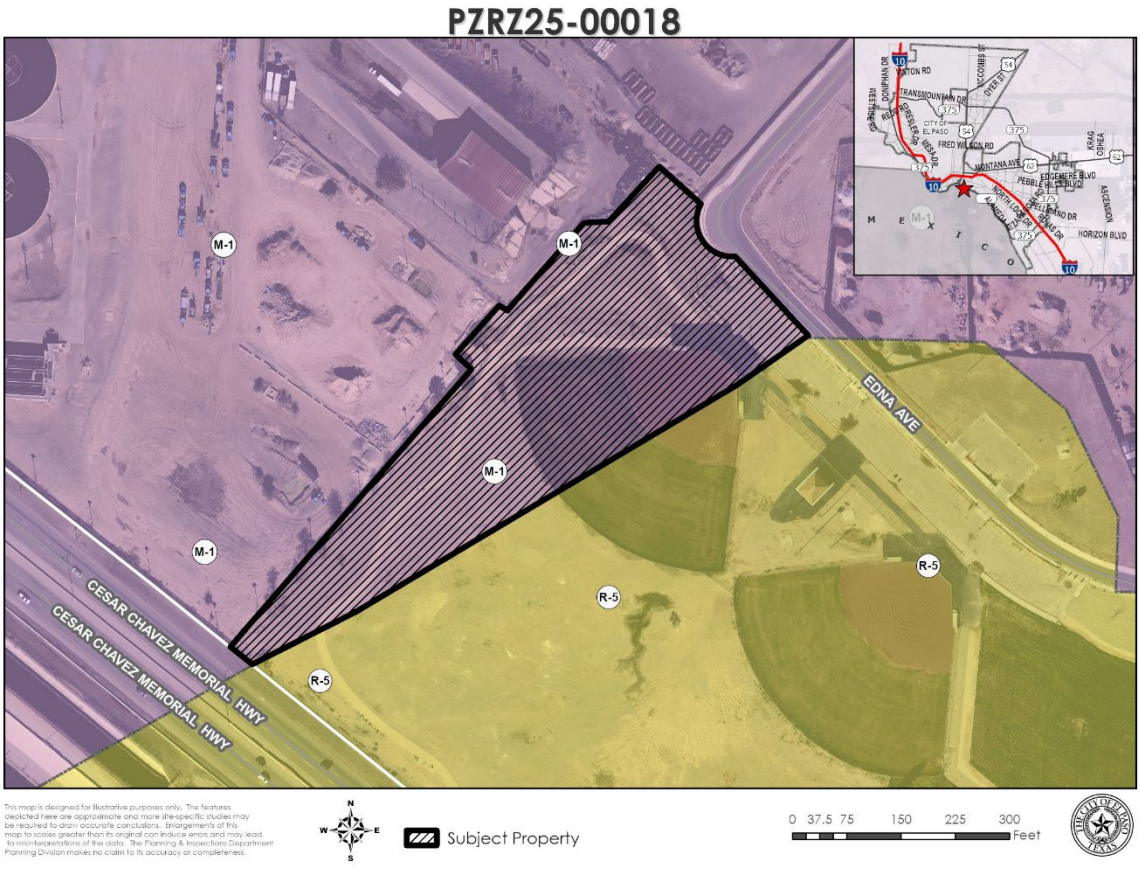


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) to R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district to allow the existing use of the Modesto Gomez Park. The use of the park will remain. The subject property is approximately 3.74 acres in size. The conceptual site plan shows the existing public park. The conceptual plan is not under review for zoning requirements and is not binding. Main access to the property is proposed from Edna Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The public park and the R-5 (Residential) zoning are compatible with the existing park use and the character of the surrounding area. The surrounding properties include part of the existing public park zoned R-5 (Residential) to the southeast. Properties to the north, east, and west include a sanitary landfill and a water and wastewater facility zoned M-1 (Light Manufacturing). The property has sidewalks on the surrounding streets. The nearest school, Father Yermo School, is approximately 0.9 mile and the closest park, Delta Park, is located about 0.5 mile.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **O-1, Preserve:** Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private). These lands will not be developed due to their ownership and current use.	Yes. The proposed use is compatible with the O-1 (Preserve) Land Use Designation of *Plan El Paso.*
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **R-5 (Residential) District:** The purpose of these districts is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.	Yes. The proposed zoning is compatible with surroundings and will serve to consolidate property under the same zoning district. The park use will remain.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. Access to the subject property is from Edna Avenue, which is designated as a local street per the City of El Paso's Major Thoroughfare Plan (MTP). The classification of the road is appropriate for the existing park development.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, 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 as the existing park will remain.

Natural Environment: Anticipated effects on the natural environment.	The subject property does not involve sensitive land or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been stable with no rezoning within the last 10 years.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	None. The property is currently split-zoned M-1 (Light Manufacturing) and R-5 (Residential). The proposed rezoning will serve to consolidate property under the same zoning district.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The proposed development will have access to Edna Avenue, which is designated as a local street in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the existing park development. Sidewalks are currently present along Edna Avenue. There are two (2) bus stops located within walkable distance (0.25 miles) of the subject property. The closest bus stop is along Comanche Avenue to the northwest, which is located 0.23 miles from the subject property.

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

PUBLIC COMMENT: The subject property lies within four (4) neighborhood associations including the Washington-Delta Neighborhood Association, Sunrise Civic Group, El Paso Central Business Association and Val Verde Neighborhood Association which were notified of the rezoning by the applicant. Public notices were mailed to property owners within 300 feet on August 13, 2025. As of September 18, 2025, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: There is a subdivision application (SUSU25-00064) under Major Combination basis for Modesto Gomez Park currently under review.

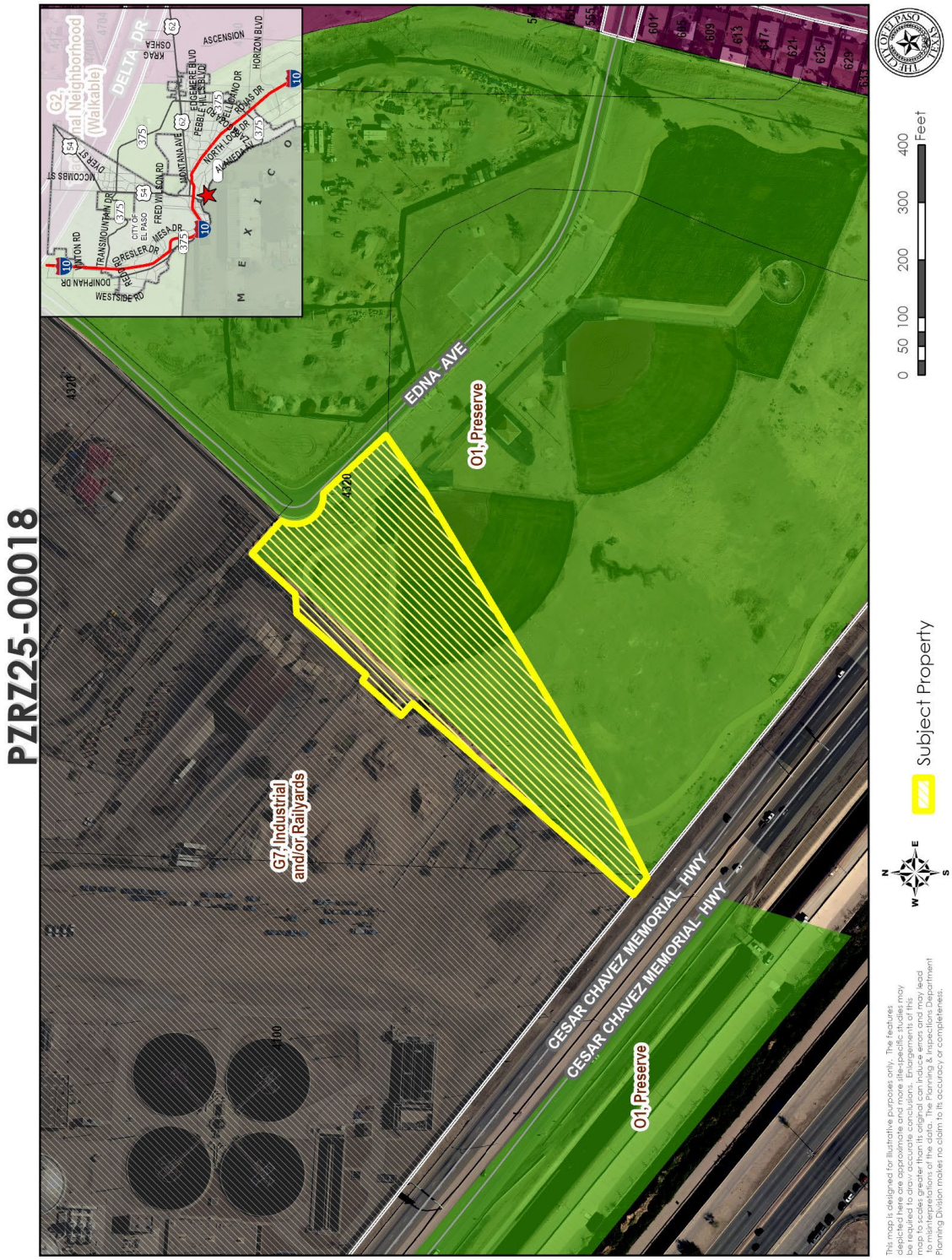
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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

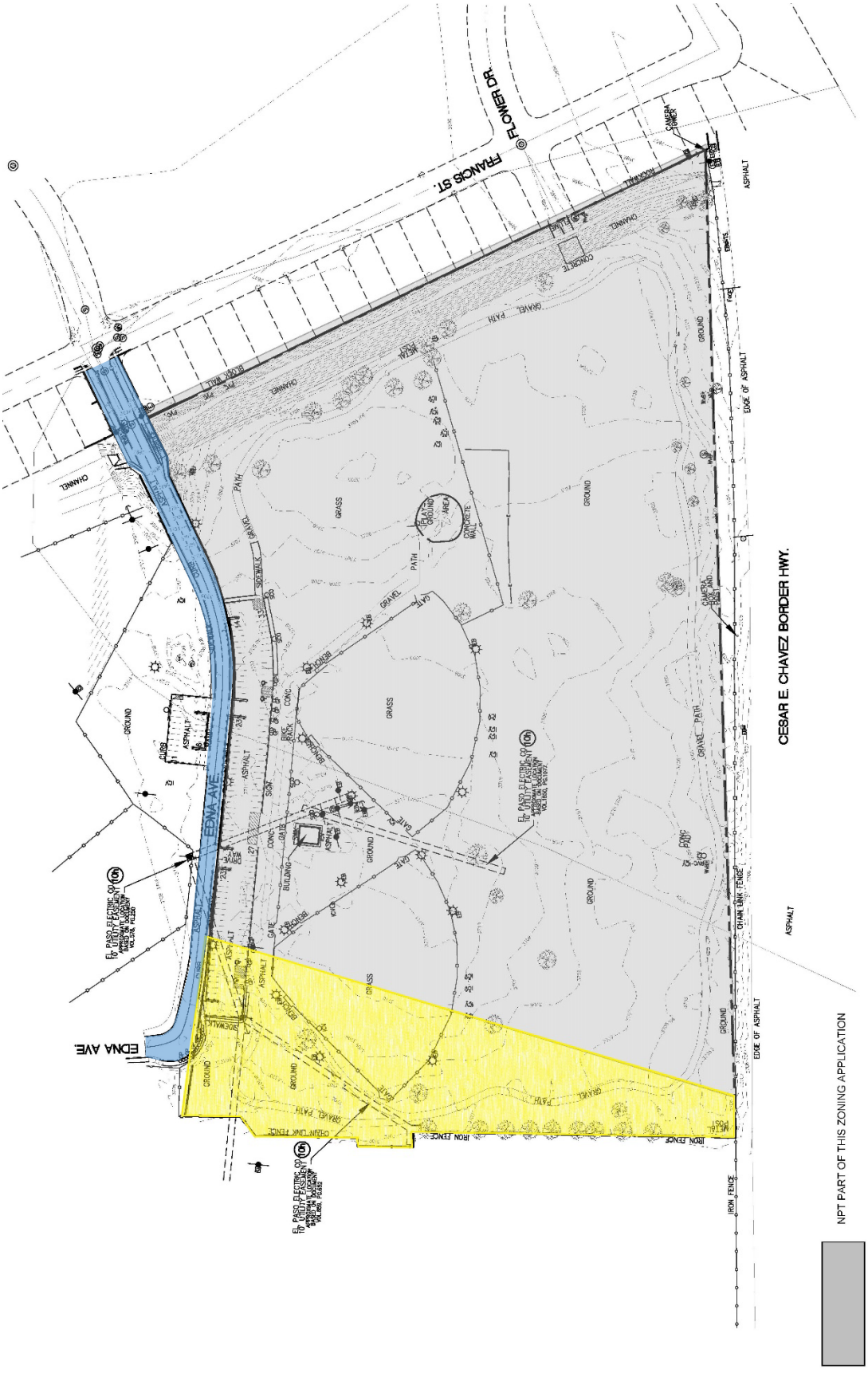
ATTACHMENTS:

1. Future Land Use Map
2. Generalized plot plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends APPROVAL of the rezoning request. The proposed zoning district is compatible with the current uses in the surrounding area and is consistent with *Plan El Paso*, the City's adopted Comprehensive Plan and the O-1, Preserve future land use designation.

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

No objections to proposed rezoning.

Fire Department

No adverse comments.

Police Department

No comments received.

Environment Services

No comments.

Sun Metro

No comments received.

Streets and Maintenance Department

Traffic & Transportation Engineering

No objections to application. No TIA is required.

Streets Lighting

Does not object to this request.

Street Lights Department requires that park projects are to be evaluated for lighting requirements based on the City of El Paso Design and Construction Standards for Park Facilities according to City of El Paso Codes Chapter 18.18.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing.

Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city.

City of El Paso Codes to be followed:
*Title 19 - 19.16.010 - Streetlighting.
**18.18.190 – Submission contents.
*** 19.02.040 Criteria for approval.

Contract Management
No comments.

El Paso Water
EPWater-PSB does not object to this request.

EPWater requests a 30-foot PSB easement dedicated by plat along the southern property line to accommodate the existing 24-inch reclaimed water main as described below.

Water
There is an existing 6-inch diameter water main extending along Edna St. The water main is located 20 feet south of the north property line. This main dead-ends approximately 162-feet west of the eastern right-of-way line of Francis St. This main can be extended to provide service. Previous water pressure from fire hydrant #001009, on the southwest corner of Flower Dr. and Francis St., has yielded a static pressure of 88 (psi), a residual pressure of 86 (psi) and a discharge of 1,162 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer
There is an existing 8-inch diameter sanitary sewer main extending along Delta Dr. that is available for service. The sewer main is located approximately 4 feet north of the southern right-of-way line. This main can be extended to provide service.

There is an existing 24-inch diameter force main extending along Delta Dr. The sewer main is located approximately 19 feet north of the southern right-of-way line. No connections are allowed to this main.

There is an existing 12-inch diameter force main extending along Delta Dr. The sewer main is located approximately 15 feet north of the southern right-of-way line. No connections are allowed to this main.

Reclaimed
There is an existing 24-inch diameter reclaimed water main that extends 30-feet north and parallel to Cesar E. Chavez Border Hwy. No connections are allowed to this main.

General
A water and sanitary sewer main extension is required to provide service. Water main shall be extended creating a looped system. The water and sanitary sewer main extension costs are the responsibility of the owner.

EPWater requires a new service application to provide service to the right-of-way. 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 right-of-way and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater
As per the Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of green space, water

harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

Any proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as “Private”.

Note: Comments to be addressed at subdivision stage.

El Paso County 911 District
No comments/concerns regarding this zoning.

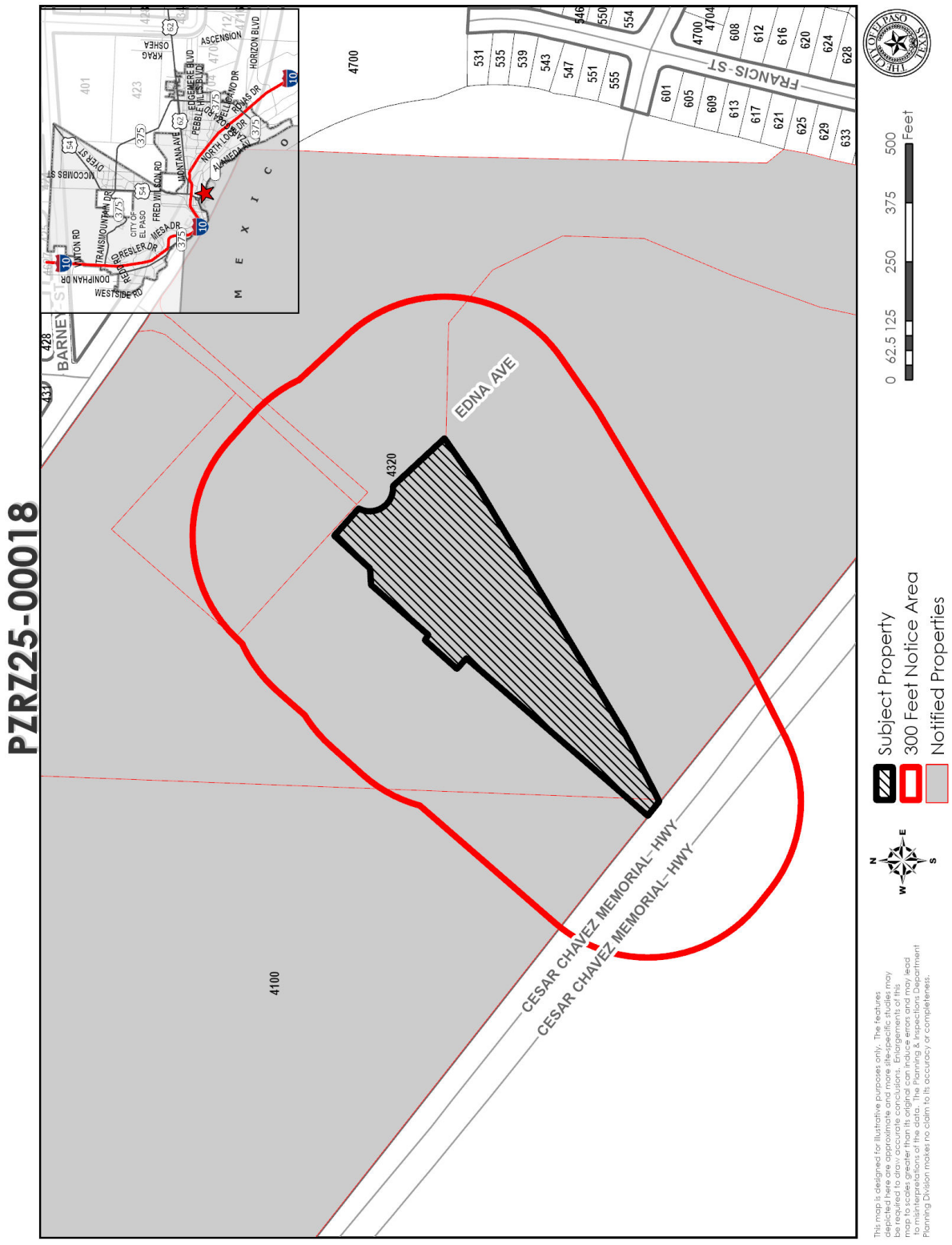
Texas Department of Transportation
No comments received.

El Paso County Water Improvement District #1
No comments received.

Texas Gas Service
Texas Gas Service does not have any comments.

El Paso Electric
No comments for 4600 Edna.

ATTACHMENT 4



File #: 25-1299, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

AGENDA LANGUAGE:

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

An Ordinance amending Title 15 (Public Services), Chapter 15.22 (Water and Wastewater Impact Fees), by adding Section 15.22.200 (Exemptions) in order to comply with the updated requirements in accordance with Senate Bill 840 of the Texas 89th Legislative Session.

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 11/18/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Kevin Smith **PHONE NUMBER:** 915-212-1566

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

3 - Promote the Visual Image of El Paso

SUBGOAL:

3.2 - Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending Title 15 (Public Services), Chapter 15.22 (Water and Wastewater Impact Fees), by adding Section 15.22.200 (Exemptions) in order to comply with the updated requirements in accordance with Senate Bill 840 of the Texas 89th Legislative Session.

BACKGROUND / DISCUSSION:

Senate Bill 840 was adopted as part of the 89th Texas Legislature, with this Bill addressing the housing stock and housing options within Texas. This item is modifying the Public Services Code to comply with the State Law. The City Plan Commission recommended approval of this change on October 10, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Tiive

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

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 15 (PUBLIC SERVICES), CHAPTER 15.22 (WATER AND WASTEWATER IMPACT FEES), BY ADDING SECTION 15.22.200 (EXEMPTIONS) IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION.

WHEREAS, Senate Bill 840 ("SB 840") was enacted on May 28, 2025 by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 15 (Public Services) of the El Paso City Code to comply with SB 840.

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

Section 1. That Title 15 (Public Services), Chapter 15.22 (Water and Wastewater Impact Fees) is amended to add the following section:

15.22.200 Exception.

An impact fee shall not be collected on land where a building has been converted to mixed-use residential or apartment use as defined in El Paso City Code Title 20 unless the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was filed with the municipality.

Section 2. Except as herein amended, Title 15 (Public Services) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

_____

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

Title 15 Redlines

Chapter 15.22 WATER AND WASTEWATER IMPACT FEES

15.22.200 Exception.

An impact fee shall not be collected on land where a building has been converted to mixed-use residential or apartment use as defined in El Paso City Code Title 20 unless the land on which the building is located was already subject to an impact fee before a building permit related to the conversion was filed with the municipality.

File #: 25-1300, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

AGENDA LANGUAGE:

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

An Ordinance amending Title 19 (Subdivision and Development Plats, Article II (Subdivision Standards), Chapter 19.18 (Traffic Impact Analysis), Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), and Article VI (Definitions), Chapter 19.50 (Definitions) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 19.42 of the El Paso City Code.

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 11/18/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Kevin Smith **PHONE NUMBER:** 915-212-1566

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

3 - Promote the Visual Image of El Paso

SUBGOAL:

3.2 - Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending Title 19 (Subdivision and Development Plats, Article II (Subdivision Standards), Chapter 19.18 (Traffic Impact Analysis), Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), and Article VI (Definitions), Chapter 19.50 (Definitions) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 19.42 of the El Paso City Code.

BACKGROUND / DISCUSSION:

Senate Bills 15 and 840 were adopted as part of the 89th Texas Legislature, with these Bills addressing the housing stock and housing options within Texas. This item is modifying the Subdivision Code to comply with the State Law. The City Plan Commission recommended approval of this change on October 10, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 19 (SUBDIVISION AND DEVELOPMENT PLATS, ARTICLE II (SUBDIVISION STANDARDS), CHAPTER 19.18 (TRAFFIC IMPACT ANALYSIS), CHAPTER 19.23 (EASEMENTS, BLOCK AND LOT DESIGN AND IMPROVEMENT STANDARDS), AND ARTICLE VI (DEFINITIONS), CHAPTER 19.50 (DEFINITIONS) IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 15 AND SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 19.42 OF THE EL PASO CITY CODE.

WHEREAS, Senate Bill 15 ("SB 15") and Senate Bill 840 ("SB 840") were enacted on June 20, 2025 and May 28, 2025 respectively by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 15 and SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 19 (Subdivision and Development Plats) of the El Paso City Code to comply with SB 15 and SB 840.

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

Section 1. That Title 19 (Subdivision and Development Plats), Article II (Subdivision Standards), Chapter 19.18 (Traffic Impact Analysis), Subsection 19.18.010.B.3 is amended to include the following:

3. Exceptions

c. Redevelopment of a building that was being used for office, retail, or warehouse use that is proposed to be converted to mixed-use residential development or apartment use as defined in El Paso City Code Title 20.10.363.

Section 2. That Title 19 (Subdivision and Development Plats), Article II (Subdivision Standards), Chapter 19.23 (Easements, Block and Lot Design and Improvement Standards), Subsection 19.23.040.A is amended and replaced as follows:

A. Zoning Lot District Requirements, if Applicable. Lots shall conform to the minimum requirements of the established zoning district in which they are located, if located within the city's corporate limits. For small lot development as defined in El Paso City Code Title 20, the development shall meet the criteria found in 20.10.625 of the El Paso City Code.

Section 3. That Title 19 (Subdivision and Development Plats), Article VI (Definitions), Chapter 19.50 (Definitions), Subsection 19.50.030 is amended to include the following new definition:

"Small lot development" means a residential lot that is 4,000 square feet or less and meets the criteria in El Paso City Code Title 20.10.625.

Section 4. Except as herein amended, Title 19 (Subdivision and Development Plats) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
_____
Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe
_____
Philip Etiwe, Director
Planning & Inspections Department

Title 19 Redlines

Chapter 19.18 TRAFFIC IMPACT ANALYSIS

19.18.010 Purpose and applicability.

B. Applicability.

1. A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required under the following criteria:

   a. For all proposed developments within the city limits and within the city's extraterritorial jurisdiction where the development is expected to generate traffic in excess of one thousand average daily trips.

   b. If a development project will generate more than one hundred peak hour trips.

2. The number of trips generated by the proposed development shall be based on land uses and intensities according to the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual or locally approved trip generation rates. The daily trip generation rate shall be computed based upon the maximum land use intensity allowed under the proposed new zoning.

3. Exceptions. An applicant may request that the city manager or designee waive the requirement for a TIA. The requirement for a TIA may be waived under the following criteria:

   a. The city manager or designee determine that a TIA is not needed due to traffic analysis or traffic studies already completed; or

   b. Improvements are already, constructed that will serve and support the new development; or

   c. Redevelopment of a building that was being used for office, retail, or warehouse use that is proposed to be converted to mixed-use residential development or apartment use as defined in El Paso City Code Title 20.10.363.

Chapter 19.23 EASEMENTS, BLOCK AND LOT DESIGN AND IMPROVEMENT STANDARDS

19.23.040 Lots—Determination and regulation of size.

A. Zoning District Requirements, if Applicable. Lots shall conform to the minimum requirements of the established zoning district in which they are located, if located within the city's corporate limits. For small lot development as defined in El Paso City Code Title 20, the development shall meet the criteria found in 20.10.625 of the El Paso City Code.

Article 6. Definitions

Chapter 19.50 DEFINITIONS

19.50.030 Definitions.

"Small lot development" means a residential lot that is 4,000 square feet or less and meets the criteria in El Paso City Code Title 20.10.625.

File #: 25-1301, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

AGENDA LANGUAGE:

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

An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Definitions), Chapter 20.04 (Administrative Provisions), Chapter 20.10 (Supplemental Use Regulations), Appendix A (Table of Permissible Uses), Appendix B (Table of Density and Dimensional Standards), and Appendix C (Table of Parking Requirements and Standards), in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 11/18/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Kevin Smith **PHONE NUMBER:** 915-212-1566

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

3 - Promote the Visual Image of El Paso

SUBGOAL:

3.2 - Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending Title 20 (Zoning), Chapter 20.02 (General Definitions), Chapter 20.04 (Administrative Provisions), Chapter 20.10 (Supplemental Use Regulations), Appendix A (Table of Permissible Uses), Appendix B (Table of Density and Dimensional Standards), and Appendix C (Table of Parking Requirements and Standards), in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

Senate Bills 15 and 840 were adopted as part of the 89th Texas Legislature, with these Bills addressing the housing stock and housing options within Texas. This item is modifying the Zoning Code to comply with the State Law. The City Plan Commission recommended approval of this change on October 10, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL DEFINITIONS), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), APPENDIX A (TABLE OF PERMISSIBLE USES), APPENDIX B (TABLE OF DENSITY AND DIMENSIONAL STANDARDS), AND APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS), IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 15 AND SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Senate Bill 15 ("SB 15") and Senate Bill 840 ("SB 840") were enacted on June 20, 2025 and May 28, 2025 respectively by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 15 and SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 20 (Zoning) of the El Paso City Code to comply with SB 15 and SB 840.

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

Section 1. That Title 20 (Zoning), Chapter 20.02 (General Definitions), Sections 20.02.074 (Apartment building (5 or more units)), 20.02.252 (Condominium), 20.02.573 (Mixed-Use Residential), 20.02.760 (Quadraplex), 20.02.1003 (Small Lot), and 20.02.1120 (Triplex) be amended or added as follows:

20.02.074 – Apartment/Multifamily residential building.

"Apartment/Multifamily residential building " means a building or part of a building containing three or more attached or detached dwelling units. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

20.02.252 - Condominium.

See "Apartment/Multifamily residential building" or "Mixed-use residential."

20.02.573 - Mixed-use residential

"Mixed-use residential" when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit

dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

20.02.760 - Quadraplex.

See “Apartment/Multifamily residential building” "

20.02.1003 – Small Lot

"Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.

20.02.1120 - Triplex.

See “Apartment/Multifamily residential building”

Section 2. That Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Sections 20.04.140 (When required), 20.04.150 (Procedure), 20.04.170 (Modification of detailed site development plan), and 20.04.200 (Master zoning plan) be amended or added as follows:

Chapter 20.04 - ADMINISTRATIVE PROVISIONS
Article III. - Detailed Site Development Plan Approval Process

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for apartment or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363 or for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

20.04.150 Procedure.

A. An application for detailed site development plan shall be prepared in accordance with the specifications outlined in Section 20.04.160, except where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

20.04.170 Modification of detailed site development plan.

Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, approval of minor modifications shall not be required.

Article IV. - Master Zoning Plan Approval Process
20.04.200 Master zoning plan.

B. Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a master zoning plan shall not be required.

That Section 20.04.150 (Procedure) C.6 is deleted in its entirety.

Section 3. That Title 20 (Zoning), Chapter 20.10 (Supplemental Regulations), Sections 20.10.320 (Live-work flex units), 20.10.360 (Mixed-use development), 20.10.363 (Mixed-use residential or apartment development), 20.10.370 (Mountain development), and 20.10.625 (Small lot development) be amended or added as follows:

Chapter 20.10 – Supplemental Regulations

20.10.320 - Live-work flex units.

Where permitted in a zoning district, live-work flex units encourage design solutions for compatible mixed uses and are subject to the following restrictions and provisions. Where the live-work development meets the criteria of El Paso City Code section 20.10.363, the standards found in that section shall supersede.

20.10.360 Mixed-use development.

Where section 20.10.363 – Mixed use Residential applies, it supersedes any requirements under 20.10.360 that may be in conflict.

A. Special Development (S-D).

5. Height Regulations. No building shall exceed forty-five feet in height, except as follows:

6. Review Standards for Establishment of S-D District.

b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

c. Where the development is for single-family detached dwellings, apartments, or mixed-use residential development, but does not meet the requirements set forth in Chapter

20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development plan shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare

B. Unión Plaza (U-P).

1. Applicability. The provisions of this section will apply to all parcels of land within the "U-P" Union Plaza District. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

2. Development Standards.

   a. Off-Street Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in the district. Additionally, surface parking lots shall be prohibited in the district.

   b. Drive-thru facilities are prohibited in the district.

   c. In the district, height limits of buildings or structures within a seven-hundred-foot radius of any part of the facade of the Union Depot shall not exceed forty feet, except where the development is for apartments or mixed-use residential development that meet all requirements set forth in Section 20.10.363, the height shall not exceed forty-five feet.

4. Architectural and Design Guidelines. The purpose of these guidelines is to protect the district from unsightly construction that would ultimately diminish the appeal of the district. All applications for redevelopment of existing buildings or structures or new construction must comply with the Union Plaza Architectural and Design Guidelines. Copies of the Union Plaza Architectural and Design Guidelines are on file in the planning and inspections department. Where conflict exists between this section and the adopted design guidelines, section 20.10.360.B shall supersede.

5. Application Requirements. In addition to those items required for the application for a building permit, a detailed site development plan is required prior to development within the district. The process for application and approval shall be in accordance with Title 20, Article III - Detailed Site Development Plan Approval Process. The requirement for a detailed site development plan shall only apply to new construction or additions to existing structures. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

C. Planned Residential (PR-1 and PR-2).

4. Review Standards for Establishment of P-R District.

b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

D. Planned Commercial (P-C).

2. General Procedures—Plans Required.

a. Establishment of a P-C planned commercial district shall follow the procedures for changes and amendments of Chapter 20.04, including notice and hearings, recommendations by the city plan commission and action by the city council. A detailed site development plan complying with the requirements of Chapter 20.04 shall be required, except where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

G. Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. In an RMU zoning district where the development is entirely for apartments or entirely for mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, these uses shall be permitted without approval of a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

20.10.363 Mixed Use Residential or Apartment Development

A. Mixed-use residential development. Developments not meeting the criteria listed below shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

1. New mixed use residential development

i. This section applies only to a mixed-use residential development project initiated on or after September 1, 2025

ii. The standards in this section supersede the base zoning districts standards

iii. To meet the requirements of a mixed-use residential development, the parcel to be developed shall meet all of the following requirements:

i. Shall consist of residential and nonresidential uses; and

ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses.

B. Conversion of existing buildings to mixed use residential development

a) This section applies only to a building proposed to be converted to mixed-use residential use in which a building permit was submitted on or after September 1, 2025.
b) Conversion of an existing building to mixed use residential development shall meet the following requirements:
    i. Is a building that is being used for office, retail, or warehouse uses
    ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses and a minimum of 65 percent of each floor area shall be used for residential uses; and
    iii. The proposed building to be converted shall be 5 years old or more.
c) The following shall not be required for the conversion of an existing building to mixed use residential development:
    i. Traffic impact analysis;
    ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
    iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

B. Apartment development
1. This section applies only to an apartment development project initiated on or after September 1, 2025
2. The standards in this section supersede the base zoning districts standards
3. Conversion of existing buildings to apartment development
    a) This section applies only to a building proposed to be converted to apartment use in which a building permit was submitted on or after September 1, 2025.
    b) Conversion of an existing building to apartment development shall meet the following requirements:
        i. Is a building that is being used for office, retail, or warehouse uses; and
        ii. The proposed building to be converted shall be 5 years old or more.
    c) The following shall not be required for the conversion of an existing building to apartment development:
        i. Traffic impact analysis;
        ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
        iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

20.10.370 Mountain development.

D. Density Permitted. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Section 20.10.363, density shall be as stated in Appendix B. Where the development is for single-family detached small lot development that meet all minimum requirements set forth in Section 20.10.625, density shall be as stated in Appendix B. For other permitted uses, the maximum dwelling units per gross acre shall be calculated based on the percentage average slope of the property as follows:

G. Property Development Standards. The following property development standards shall apply to all land, buildings and structures within a mountain development district:

2. Site Plan. A detailed site development plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures) shall be required for all property within a mountain development district, except where a development is for single-family detached dwellings meeting the minimum yard requirements of Chapter 20.12 (Density and Dimensional Regulations) and where common or public open space is provided to satisfy the open space requirements of this section. If a development is to be undertaken in a series of phases, a development schedule indicating the proposed phasing shall accompany the required detailed site plan. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required;

20.10.625 Small Lot Development

A. The standards in this section supersede the base zoning districts standards
B. To meet the requirements of a small lot development, the parcel to be platted shall meet all the following requirements:
   1. Shall be 5 acres or more:
   2. Have no previously recorded plat: and
   3. Lots shall not exceed 4000 square feet.

C. When all the provisions of 20.10.625.B are met, the following shall apply:
   1. Lot Size:
      a) Minimum Lot area: 2250 square feet
      b) Minimum average lot width: 30 feet
      c) Minimum lot depth: 75 feet
   2. Minimum Setbacks
      a) Front setback: 15 feet
      b) Rear setback: 10 feet
      c) Side setback: 5 feet
      d) Cumulative setbacks: N/A

D. Parking minimum: 1 per residential unit

E. For subdivisions located in on-site ponding areas a minimum of 30% permeable area shall be provided.

F. Small lot developments shall not be located:

1. within 3,000 feet of an airport or military base; or

2. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base 's air installation compatible use zone report.

That Section 20.10.360 (Mixed-use development) B.2.a is deleted in its entirety.

Section 4. That Title 20 (Zoning), Chapter 20.08 (Permissible Uses), Section 20.08.030 (Permissible Uses), Appendix A (Table of Permissible Uses), be amended to add the new rows as follows:

	Use	Residential														Commercial						Manufacturing				Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD	
13.00 Residential																																							
13.02	Apartment/Multifamily Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	P	P	P	P	P	P	X	P	P	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.360; § 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.215	Mixed-use Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	P	P	P	P	P	P	X	P	P	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.360; § 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.30	Single-family attached dwelling (atrium, patio, townhouse)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.050	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.31	Single-family detached dwelling	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X		X	§ 20.10.010; § 20.10.020	
13.315	Single-family detached dwelling small lot development	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	P	X	P	P	X	X	P	Z	X	X	.	X	§ 20.10.010; § 20.10.020; § 20.10.625	.

The following rows are deleted from Appendix A in their entirety:

	Use	Residential														Commercial						Manufacturing				Special Purpose														Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
13.00 Residential																																									
13.25	Quadraplex	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	P	D	D	X	X	D	Z	Z	X		X	§ 20.10.010; § 20.10.020	
13.33	Triplex	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	P	D	D	X	X	D	Z	Z	X		X	§ 20.10.010; § 20.10.020	

Section 5. That Title 20 (Zoning), Chapter 20.12.020 (Table of density and dimensional standards) Appendix B (Table of Density and Dimensional Standards) be deleted and replaced in its entirety as per the attached Exhibit A.

Section 6. That Title 20 (Zoning), Chapter 20.14 (Off-street parking, loading and storage standards), Section 20.14.050 (Parking requirements and standards), Subsection C, Table of parking requirements and standards: Appendix C (Table of Parking Requirements and Standards) be amended to add new rows as follows:

13.00	**Residential**	**Automobile & Light Truck**		**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking**	
		Minimum	**Maximum**			**Required**	**Notes**
13.02	Apartments	1/Residential Unit		NOTE 3	None	Allowed	2C
13.235	Mixed Use Residential development	1/Dwelling unit, plus 1/288 sf GFA commercial	1/200 sf GFA Commercial	NOTE 3	None	Allowed	2I
13.315	Single-family detached dwelling small lot development	1/dwelling unit		None	None	Allowed	2H

The following rows are deleted from Appendix C in their entirety:

13.00	**Residential**	**Automobile & Light Truck**		**Bicycle**	**Heavy Truck Trailer**	**Gravel Screen Parking**	
		Minimum	**Maximum**			**Required**	**Notes**
13.25	Quadraplex	2/dwelling unit		None	None	Allowed	2H
13.33	Triplex	2/dwelling unit		None	None	Allowed	2H

Section 7. Except as herein amended, Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

_____

Renard U. Johnson
Mayor

ATTEST:

_____

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

Exhibit A

Appendix B Table of Density and Dimensional Standards

A		SUBPART A	SUBPART B					SUBPART C								SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)								
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Small Lot Development Standards	Maximum Height Limitation (in feet)
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	N/A	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
E-1	R-2	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	N/A	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	N/A	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	N/A	35
H	R-3A	No minimum	Single-family dwelling	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	N/A	35

	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
I.1	R-4	No minimum	Two-family dwelling (Duplex)	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
J.1	R-5	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Develop-ment Standards in Section 20.10.540 of this title	20	5	N/A	5	10	N/A	See Develop-ment Standards in Section 20.10.540 of this Title	N/A	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in	Other permitted uses, except as otherwise specified in this title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	N/A	35

L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
L.1	A-1	No minimum	Two-family dwelling (Duplex))	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
L.2	A-1	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	24,000	60	100	Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	N/A	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
L.4	A-1	No Minimum	Apartments and Mixed Use Residential Development	24,000	60	100	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	See Section 20.10.363	45
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
M.1	A-2	No minimum	Two-family dwelling (Duplex)	5,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
M.2	A-2	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	0	25	N/A	5	10	N/A	N/A	N/A	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
M.4	A-2	No minimum	Apartments and Mixed Use Residential Development	6,000	50	100	Multi-family: maximum of 145 units per acre; open space	0	25	N/A	5	10	N/A	N/A	See Section 20.10.363	45

N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
N.1	A-3	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
N.2	A-3	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.4	A-3	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	See Section 20.10.363	45
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
O.1	A-4	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
O.2	A-4	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	20,000	100	100	Multi-family: maximum of 145 units per acre;	0	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent	N/A	Per approved site development plan

O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	N/A	Per approved site development plan
O.4	A-4	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	0	20	N/A	4	10	N/A		See Section 20.10.363	45
P	A-0	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.1	A-0	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-0	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	6,000	50	100	Minimum lot area of 750 sf per dwelling unit; lot coverage not to exceed 50%	0	25	N/A	5	10	N/A	N/A	N/A	45
P.3	A-0	No minimum	Other permitted uses, except as	6,000	50	90	See Chapter 20.10	0	5	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance

																between the centerline of abutting street and face of the building abutting that street.
P.4	A/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	5	N/A	5	10	N/A	N/A	See Section 20.10.363	45
Q	A-3/0	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of I' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/0	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	0	10	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of I' is required from all yard lines per 2' of height above 60'.
Q.2	A-3/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	N/A	See Section 20.10.363	45
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
R.1	A-M	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
R.2	A-M	No minimum	Apartments and Residential Mixed Use development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section	See Section 20.10.363	45

R.3	A-M	No minimum	Manufactured home park	20.000	100	200	See Development Standards in Section 20.10.340 of this title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	Maximum height for manufactured homes 16', all other buildings 35'
R.4	A-M	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
S	COP	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
S.1	COP	No minimum	Apartments and Mixed Use Residential development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	5	N/A	5	10	N/A	N/A	N/A	See Section 20.10.363
T	C-1	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre;	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	45; may exceed 45 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 45.
T.1	C-1	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	N/A	45; may exceed 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each

U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V	C-3	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	45; may exceed 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 45.
V.1	C-3	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	See Development Standards in Section 20.10.340 of this Title
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

	C-4	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this title	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this title	N/A	See Development Standards in Section 20.10.340 of this title
W.2	C-4	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	Apartments and Mixed Use Residential development	Minimum site area of 4000 sf	50	N/A	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this title	N/A	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	N/A
Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Z	M-1/ M-2/ M-3	No minimum	All uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	N/A	60; may exceed 60' when an additional setback of one foot is provided

AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	N/A	35

	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	All Uses: maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this title)	No minimum; except where private open space is proposed, a minimum lot area of one-half (1/2) acre for single & two-family dwellings	None	None	See Section 20.10.370 of this title	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	N/A	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
BB.1	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	Apartments and Mixed Use Residential development	None	None	None	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	N/A	See Chapter 20.10.370 and 20.10.363	45; measured from the lowest living area floor level & shall not exceed 45 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
CC	S-D	None	Single-family detached	4,000	40	100	See Section 20.10.360 of this title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	See Section 20.10.625	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	None	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	N/A	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	N/A	45; except in developments of more than 25 acres or as approved by City Council
CC.2	S-D	None	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	20	10	N/A	10 feet between structures	10	N/A	N/A	N/A	45

	U-P	See Development Standards in Section 20.10.360 of this title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	N/A	See Development Standards in Section 20.10.360 of this title
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments and Mixed Use Residential development	No minimum	N/A	N/A	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45
DD.2	U-P	See Development Standards in Section 20.10.360 of this title	Commercial mixed-use	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	See Development Standards in Section 20.10.360 of this title
DD.3	U-P	See Development Standards in Section 20.10.360 of this title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title
DD.4	U-P	See Development Standards in Section 20.10.360 of this title	Performing arts center	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
DD.5	U-P	See Development Standards in Section 20.10.360 of this title	Sports area (multi-purpose)	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
EE	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	See Section 20.10.625	35; except as approved by City Council
EE1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	10 between structures	As approved on site develop-ment plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council

	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size maybe reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	See Section 20.10.625	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	10 between structures	As approved on site develop-ment plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
FF.2	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
GG	P-C	No minimum	Neighborhood shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	25
GG.1	P-C	No minimum	Community shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	45
GG.2	P-C	No minimum	Regional shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site development plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'

	P-C	No minimum	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	See Chapter 20.10	N/A	Per approved site development plan
GG.4	P-C	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	10	10	N/A	10	10	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45; except as approved by City Council
HH	P-I	No minimum	All Uses, except as otherwise specified in this title	12,000	80	150	Floor area ratio not to exceed 50%; see Chapter 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	N/A	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.2	SRR	3,000	Apartments and Mixed Use Residential development	3000	N/A	N/A	Multi-family: maximum of 145 units per acre	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	45 feet; additional height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	35 feet: additional height may be granted by special permit

	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
JJ.1	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No minimum	No minimum	N/A	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No maximum
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
KK.1	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No Minimum	No Minimum	N/A	No Minimum	No Minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No Maximum
LL	I-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
MM	NOS	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	See permitted uses in Section 20.10.385	43,560	N/A	N/A	See Development Standards in Section 20.10.385	10	10	N/A	10	10	N/A	See development standards in Section 20.10.385	N/A	35

Chapter 20.02 – Definition – Redlines

20.02.074 – Apartment/Multifamily residential building (~~five three or more units~~).

"Apartment/Multifamily residential building (~~five three or more units~~)" means a building or part of a building containing ~~five~~ three or more attached or detached dwelling units. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

20.02.252 - Condominium.

See “Apartment/Multifamily residential building” or “Mixed-use residential.” ~~"Condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.~~

20.02.573 - Mixed-use residential

“Mixed-use residential” when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

20.02.760 - Quadraplex.

See “Apartment/Multifamily residential building.” ~~"Quadraplex" means a building designed or occupied as four dwelling units.~~

20.02.988 Single-family attached dwelling (atrium, patio, townhouse~~, condominium~~).

See "Atrium house, patio house, townhouse~~, condominium~~."

20.02.1003 – Small Lot

"Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.

20.02.1120 - Triplex.

See “Apartment/Multifamily residential building.”~~"Triplex (three-family dwelling)" means a building designed or occupied as three dwelling units.~~

Chapter 20.04 - ADMINISTRATIVE PROVISIONS

Article III. - Detailed Site Development Plan Approval Process

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for apartment or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363 or for any projects for development in the Mixed Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

20.04.150 Procedure.

A. An application for detailed site development plan shall be prepared in accordance with the specifications outlined in Section 20.04.160, except where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

C. Administrative approval. Detailed site development plans meeting the following conditions shall be reviewed and approved by the zoning administrator:

~~6. Any site within the "U-P" Union Plaza District.~~

20.04.170 Modification of detailed site development plan.

Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, approval of minor modifications shall not be required.

Article IV. - Master Zoning Plan Approval Process

20.04.200 Master zoning plan.

B. Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a master zoning plan shall not be required.

Chapter 20.10 – Supplemental Regulations - Redlines

20.10.320 - Live-work flex units.

Where permitted in a zoning district, live-work flex units encourage design solutions for compatible mixed uses and are subject to the following restrictions and provisions. Where the live-work development meets the criteria of El Paso City Code section 20.10.363, the standards found in that section shall supersede.

20.10.360 Mixed-use development.

Where section 20.10.363 – Mixed use Residential applies, it supersedes any requirements under 20.10.360 that may be in conflict.

A. Special Development (S-D).

5. Height Regulations. No building shall exceed ~~three stories or~~ forty-five feet in height, except as follows:

6. Review Standards for Establishment of S-D District.

b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

c. Where the development is for single-family detached dwellings, apartments, or mixed-use residential development, but does not meet the requirements set forth in Chapter 20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development plan shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare

B. Union Plaza (U-P).

1. Applicability. The provisions of this section will apply to all parcels of land within the "U-P" Union Plaza District. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

2. Development Standards.

~~a. For mixed-use developments over 1 story in height, where residential and other uses are combined in a single building, residential uses may not occupy the ground floor, except where they comply with the design standards in the "2023 Union Plaza Architectural and Design Guidelines." In other multifamily dwelling buildings, not including commercial uses, residential uses may occupy the ground floor.~~

~~b~~a. Off-Street Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in the district. Additionally, surface parking lots shall be prohibited in the district.

~~e~~b. Drive-thru facilities are prohibited in the district.

~~d~~c. In the district, height limits of buildings or structures within a seven-hundred-foot radius of any part of the facade of the Union Depot shall not exceed forty feet, except where the development is for apartments or mixed-use residential development that meet all requirements set forth in Section 20.10.363, the height shall not exceed forty-five feet.

4. Architectural and Design Guidelines. The purpose of these guidelines is to protect the district from unsightly construction that would ultimately diminish the appeal of the district. All applications for redevelopment of existing buildings or structures or new construction must comply with the Union Plaza Architectural and Design Guidelines. Copies of the Union Plaza Architectural and Design Guidelines are on file in the planning and inspections department. Where conflict exists between this section and the adopted design guidelines, section 20.10.360.B shall supersede.

5. Application Requirements. In addition to those items required for the application for a building permit, a detailed site development plan is required prior to development within the district. The process for application and approval shall be in accordance with Title 20, Article III - Detailed Site Development Plan Approval Process. The requirement for a detailed site development plan shall only apply to new construction or additions to existing structures. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

C. Planned Residential (PR-1 and PR-2).

4. Review Standards for Establishment of P-R District.

b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

D. Planned Commercial (P-C).

2. General Procedures—Plans Required.

a. Establishment of a P-C planned commercial district shall follow the procedures for changes and amendments of Chapter 20.04, including notice and hearings, recommendations by the city plan commission and action by the city council. A detailed site development plan complying with the requirements of Chapter 20.04 shall be required, except where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

G. Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. In an RMU zoning district where the development is entirely for apartments or entirely for mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, these uses shall be permitted without approval of a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

20.10.363 Mixed Use Residential or Apartment Development

A. Mixed-use residential development. Developments not meeting the criteria listed below shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

1. New mixed use residential development
   a) This section applies only to a mixed-use residential development project initiated on or after September 1, 2025
   b) The standards in this section supersede the base zoning districts standards
   c) To meet the requirements of a mixed-use residential development, the parcel to be developed shall meet all of the following requirements:
      i. Shall consist of residential and nonresidential uses; and
      ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses.
2. Conversion of existing buildings to mixed use residential development
   a) This section applies only to a building proposed to be converted to mixed-use residential use in which a building permit was submitted on or after September 1, 2025.
   b) Conversion of an existing building to mixed use residential development shall meet the following requirements:
      i. Is a building that is being used for office, retail, or warehouse uses

ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses and a minimum of 65 percent of each floor area shall be used for residential uses; and

iii. The proposed building to be converted shall be 5 years old or more.

c) The following shall not be required for the conversion of an existing building to mixed use residential development:

i. Traffic impact analysis;

ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or

iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

B. Apartment development

1. This section applies only to an apartment development project initiated on or after September 1, 2025
2. The standards in this section supersede the base zoning districts standards
3. Conversion of existing buildings to apartment development

a) This section applies only to a building proposed to be converted to apartment use in which a building permit was submitted on or after September 1, 2025.

b) Conversion of an existing building to apartment development shall meet the following requirements:

i. Is a building that is being used for office, retail, or warehouse uses; and

ii. The proposed building to be converted shall be 5 years old or more.

c) The following shall not be required for the conversion of an existing building to apartment development:

i. Traffic impact analysis;

ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or

iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

20.10.625 Small Lot Development

A. The standards in this section supersede the base zoning districts standards

B. To meet the requirements of a small lot development, the parcel to be platted shall meet all the following requirements:

1. Shall be 5 acres or more:
2. Have no previously recorded plat: and

3. Lots shall not exceed 4000 square feet.

C. When all the provisions of 20.10.625.B are met, the following shall apply:
1. Lot Size:
a) Minimum Lot area: 2250 square feet
b) Minimum average lot width: 30 feet
c) Minimum lot depth: 75 feet
2. Minimum Setbacks
a) Front setback: 15 feet
b) Rear setback: 10 feet
c) Side setback: 5 feet
d) Cumulative setbacks: N/A

D. Parking minimum: 1 per residential unit

E. For subdivisions located in on-site ponding areas a minimum of 30% permeable area shall be provided.

F. Small lot developments shall not be located:

1. within 3,000 feet of an airport or military base; or

2. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base 's air installation compatible use zone report.

20.10.370 Mountain development.

D. Density Permitted. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Section 20.10.363, density shall be as stated in Appendix B. Where the development is for single-family detached small lot development that meet all minimum requirements set forth in Section 20.10.625, density shall be as stated in Appendix B. For other permitted uses, ~~T~~the maximum dwelling units per gross acre shall be calculated based on the percentage average slope of the property as follows:

G. Property Development Standards. The following property development standards shall apply to all land, buildings and structures within a mountain development district:

2. Site Plan. A detailed site development plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures) shall be required for all property within a mountain development district, except where a development is for single-family detached dwellings meeting the minimum yard requirements of Chapter 20.12 (Density and Dimensional Regulations) and where common or public open space is

provided to satisfy the open space requirements of this section. If a development is to be undertaken in a series of phases, a development schedule indicating the proposed phasing shall accompany the required detailed site plan. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required;

Appendix A - TABLE OF PERMISSIBLE USES – REDLINES

w	Use	Residential															Commercial						Manufacturing				Special Purpose													Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D**	U-P**	P-RI**	P-RII**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
13.00 Residential																																									
13.02	Apartment/Multifamily Residential ~~(5 or more units)~~	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	XP	P	P	P	P	P	X	X	X	X	X	DP	DP	DP	DP	DP	XP	X	DP	ZP	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.3860; § 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.215	Mixed-use Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	P	P	P	P	P	P	X	P	ZP	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.360; § 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
~~13.25~~	~~Quadraplex~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~D~~	~~D~~	~~P~~	~~D~~	~~D~~	~~X~~	~~X~~	~~D~~	~~Z~~	~~Z~~	~~X~~	-	~~X~~	~~§ 20.10.010; § 20.10.020~~	-
13.30	Single-family attached dwelling (atrium, patio, townhouse~~, condominium~~)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X		X	§ 20.10.010; § 20.10.020; § 20.10.050	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.31	Single-family detached dwelling	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X		X	§ 20.10.010; § 20.10.020	
13.315	Single-family detached dwelling small lot development	P	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	P	X	P	P	X	X	P	Z	X	X	-	X	§ 20.10.010; § 20.10.020; § 20.10.625	-
~~13.33~~	~~Triplex~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~X~~	~~X~~	~~X~~	~~X~~	~~X~~	~~D~~	~~D~~	~~P~~	~~D~~	~~D~~	~~X~~	~~X~~	~~D~~	~~Z~~	~~Z~~	~~X~~	-	~~X~~	~~§ 20.10.010; § 20.10.020~~	

Appendix B TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A		SUBPART A	SUBPART B					SUBPART C								SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)								
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Small Lot Development Standards	Maximum Height Limitation (in feet)
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	N/A	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
E-1	R-2	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	N/A	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	N/A	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	N/A	35
H	R-3A	No minimum	Single-family dwelling	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	N/A	35
I	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway	10	45	5	10	N/A	Accessory structures, see	See Section 20.10.625	35

								must be provided						Section 20.10.030		
I.1	R-4	No minimum	Two-family dwelling (Duplex)	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
J.1	R-5	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Develop-ment Standards in Section 20.10.540 of this title	20	5	N/A	5	10	N/A	See Develop-ment Standards in Section 20.10.540 of this Title	N/A	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Other permitted uses, except as otherwise specified in this title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	N/A	35

L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
L.1	A-1	No minimum	Two-family dwelling (Duplex))	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
L.2	A-1	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes) & ~~apartments~~	24,000	60	100	Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	N/A	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
L.4	A-1	No Minimum	Apartments and Mixed Use Residential Development	24,000	60	100	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	See Section 20.10.363	45
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
M.1	A-2	No minimum	Two-family dwelling (Duplex)	5,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
M.2	A-2	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes) & ~~apartments~~	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	0	25	N/A	5	10	N/A	N/A	N/A	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
M.4	A-2	No minimum	Apartments and Mixed Use Residential Development	6,000	50	100	Multi-family: maximum of 145 units per acre; open space	0	25	N/A	5	10	N/A	N/A	See Section 20.10.363	45

							minimum of 50% for interior lots and 40% for corner lots									
N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
N.1	A-3	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
N.2	A-3	No minimum	Single-family attached dwellings (Atrium, Patio, ~~Condominium~~ and Townhomes) ~~& apartments~~	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.4	A-3	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	See Section 20.10.363	45
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
O.1	A-4	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
O.2	A-4	No minimum	Single-family attached dwellings (Atrium, Patio, ~~Condominium~~ and	20,000	100	100	Multi-family: maximum of 145 units per acre;~~Multi-family: minimum floor~~	0	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent	N/A	Per approved site development plan

			Townhomes) & apartments				area of 300 sf per dwelling unit							development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW		
O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	N/A	Per approved site development plan
O.4	A-4	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	0	20	N/A	4	10	N/A		See Section 20.10.363	45
P	A-0	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.1	A-0	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-0	No minimum	Single-family attached dwellings (Atrium, Patio, ~~Condominium~~ and	6,000	50	100	Minimum lot area of 750 sf per dwelling unit; lot	0	25	N/A	5	10	N/A	N/A	N/A	~~Max height equal to the distance between the centerline of~~

			Townhomes) ~~&~~ ~~apartments~~				coverage not to exceed 50%									~~abutting street and face of the building abutting that street.~~ 45
P.3	A-0	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	90	See Chapter 20.10	0	5	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.4	A/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	5	N/A	5	10	N/A	N/A	See Section 20.10.363	45
Q	A-3/0	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of I' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/0	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	0	10	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of I' is required from all yard lines per 2' of height above 60'.
Q.2	A-3/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	N/A	See Section 20.10.363	45
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35

R.1	A-M	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
R.2	A-M	No minimum	Apartments and Residential Mixed Use development	6,000	50	100	Multi-family: maximum of 145 units per acre~~Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots~~	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	See Section 20.10.363	~~35~~ 45
R.3	A-M	No minimum	Manufactured home park	20.000	100	200	See Development Standards in Section 20.10.340 of this title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	Maximum height for manufactured homes 16', all other buildings 35'
R.4	A-M	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
S	COP	No minimum	Other permitted uses, except as otherwise specified in this title~~All uses~~	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
S.1	COP	No minimum	Apartments and Mixed Use Residential development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	5	N/A	5	10	N/A	N/A	N/A	See Section 20.10.363
T	C-1	No minimum	Apartments and Mixed Use Residential development	~~1,500 per dwelling unit~~N/A	N/A	N/A	Multi-family: maximum of 145 units per acre;~~Maximum of 29 units per acre~~	0	~~25~~10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	~~35~~45; may exceed ~~35~~ 45 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of ~~35~~45.
T.1	C-1	No minimum	Other permitted uses, except as	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 feet when an

			otherwise specified in this title								residential or apartment district					additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	~~Apartments~~ Apartments and Mixed Use Residential development	~~1,500 per dwelling unit~~N/A	N/A	N/A	Multi-family: maximum of 145 units per acre ~~Maximum of 29 units per acre~~	0	~~25~~ 10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	N/A	~~35~~45; may exceed ~~35~~ 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of ~~35~~45.
U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V	C-3	No minimum	Apartments and Mixed Use Residential development	~~1,500 per dwelling unit~~N/A	N/A	N/A	Multi-family: maximum of 145 units per acre~~Maximum of 29 units per acre~~	0	~~25~~ 10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	~~35~~45; may exceed ~~35~~ 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of ~~35~~45.
V.1	C-3	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title

				minimum shall be 1 acre												
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	See Development Standards in Section 20.10.340 of this Title
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
W	C-4	No minimum	Apartments and Mixed Use Residential development	~~Minimum site area of 4,000 sf~~N/A	~~50~~ N/A	N/A	Multi-family: maximum of 145 units per acre ~~Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit~~	0	~~25~~ 10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this title	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this title	N/A	See Development Standards in Section 20.10.340 of this title
W.2	C-4	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	Apartments and Mixed Use Residential development	Minimum site area of 4000 sf	50	N/A	Multi-family: maximum of 145 units per acre~~Each apartment dwelling unit shall have a minimum of 400 sf~~	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this title	N/A	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	N/A

Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Z	M-1/ M-2/ M-3	No minimum	All uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from	N/A	35

														any major arterial right-of-way as shown on the City's major thoroughfare plan		
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	N/A	35
BB	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	All Uses: maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this title)	No minimum; except where private open space is proposed, a minimum lot area of one-half (1/2) acre for single & two-family dwellings	None	None	See Section 20.10.370 of this title	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site develop-ment plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	N/A	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
BB.1	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	Apartments and Mixed Use Residential development	None	None	None	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	N/A	See Chapter 20.10.370 and 20.10.363	45; measured from the lowest living area floor level & shall not exceed 45 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on

																surrounding land uses
CC	S-D	~~1 acre (City Council may designate sites of less than one acre)~~ None	Single-family detached	4,000	40	100	See Section 20.10.360 of this title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	See Section 20.10.625	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	~~1 acre (City Council may designate sites of less than one acre)~~ None	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	~~Max of 20 dwelling units per acre~~N/A	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	N/A	45; except in developments of more than 25 acres or as approved by City Council
CC.2	S-D	~~1 acre (City Council may designate sites of less than one acre)~~None	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	20	10	N/A	10 feet between structures	10	N/A	N/A	N/A	45
DD	U-P	See Development Standards in Section 20.10.360 of this title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	N/A	See Development Standards in Section 20.10.360 of this title
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments and Mixed Use Residential development	No minimum	N/A	N/A	Multi-family: maximum of 145 units per acre~~See Development Standards in Section 20.10.360 of this title~~	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	~~See Development Standards in Section 20.10.360 of this title~~45
DD.2	U-P	See Development Standards in Section 20.10.360 of this title	~~Residential/ c~~Commercial mixed-use	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	See Development Standards in Section 20.10.360 of this title
DD.3	U-P	See Development Standards in Section 20.10.360 of this title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title
DD.4	U-P	See Development Standards in Section 20.10.360 of this title	Performing arts center	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
DD.5	U-P	See Development Standards in Section 20.10.360 of this title	Sports area (multi-purpose)	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
EE	P-R I	1 acre; extensions to the original district from a	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be	10, except that a 20' driveway	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks	See Section 20.10.625	35; except as approved by City Council

		common boundary may be considered in increments of 1 acre or less.					reduced by site development plan; see Development Standards in Section 20.10.360	must be provided						may be reduced if approved on site development plan		
EE1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	~~Maximum of 7 units per acre; see Development Standards in Section 20.10.360~~N/A	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	10 between structures	As approved on site develop-ment plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
EE2	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size maybe reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	See Section 20.10.625	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	~~Maximum of 14 units per acre; see Develop-ment Standards in Section 20.10.360~~N/A	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	10 between structures	As approved on site develop-ment plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
FF.2	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
GG	P-C	No minimum	Neighborhood shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	25

GG.1	P-C	No minimum	Community shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	45
GG.2	P-C	No minimum	Regional shopping center	As approved on site development plan	As approved on site develop-ment plan	As approved on site development plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'
GG.3	P-C	No minimum	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site develop-ment plan	As approved on site develop-ment plan	See Develop-ment Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	See Chapter 20.10	N/A	Per approved site development plan
GG.4	P-C	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	10	10	N/A	10	10	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45; except as approved by City Council
HH	P-I	No minimum	All Uses, except as otherwise specified in this title	12,000	80	150	Floor area ratio not to exceed 50%; see Chapter 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	N/A	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft.	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit

								or less street ROW								
II.2	SRR	3,000	Apartments and Mixed Use Residential development	3000 ~~sf site area; 500 sf lot area required per dwelling unit~~	N/A	N/A	Multi-family: maximum of 145 units per acre~~See Development Standards in Section 20.10.360 of this title~~	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	~~35~~ 45 feet; additional height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	35 feet: additional height may be granted by special permit
JJ	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
JJ.1	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No minimum	No minimum	N/A	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No maximum
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
KK.1	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No Minimum	No Minimum	N/A	No Minimum	No Minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No Maximum
LL	I-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; deter-mined by master zoning plan	No minimum; deter-mined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; deter-mined by master zoning plan
MM	NOS	1 acre; extensions to the original district from a common	See permitted uses in Section 20.10.385	43,560	N/A	N/A	See Development Standards in Section 20.10.385	10	10	N/A	10	10	N/A	See development standards in Section 20.10.385	N/A	35

		boundary may be considered in increments of 1 acre or less.														

Appendix C - TABLE OF PARKING REQUIREMENTS AND STANDARDS -REDLINES

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.02	Apartments ~~(5 3 or more units)~~	~~0.7/elderly apt; 1/efficiency apt; 1.5/one bedroom apt 2/two or more~~1/Residential Unit		NOTE 3	None	Allowed	2C
13.235	Mixed Use Residential development	1/dwelling unit, plus 1/288 sf GFA commercial	1/200 sf GFA commercial	NOTE 3	None	Allowed	2I
~~13.25~~	~~Quadraplex~~	~~2/dwelling unit~~		~~None~~	~~None~~	~~Allowed~~	~~2H~~
13.315	Single-family detached dwelling small lot development	1/dwelling unit		None	None	Allowed	2H

File #: 25-1302, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

AGENDA LANGUAGE:

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

An Ordinance amending Title 21 (SmartCode), Chapter 21.10 (General to all Plans), Chapter 21.30 (New Community Plans), Chapter 21.40 (Infill Community Plans), Chapter 21.50 (Building Scale Plans), Chapter 21.70 (Definition of Terms), and 21.80 (Tables) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 21.60 of the El Paso City Code.

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 11/18/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Kevin Smith **PHONE NUMBER:** 915-212-1566

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

3 - Promote the Visual Image of El Paso

SUBGOAL:

3.2 - Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending Title 21 (SmartCode), Chapter 21.10 (General to all Plans), Chapter 21.30 (New Community Plans), Chapter 21.40 (Infill Community Plans), Chapter 21.50 (Building Scale Plans), Chapter 21.70 (Definition of Terms), and 21.80 (Tables) in order to comply with the updated requirements in accordance with Senate Bill 15 and Senate Bill 840 of the Texas 89th Legislative Session. The penalty is as provided in 21.60 of the El Paso City Code.

BACKGROUND / DISCUSSION:

Senate Bills 15 and 840 were adopted as part of the 89th Texas Legislature, with these Bills addressing the housing stock and housing options within Texas. This item is modifying the SmartCode to comply with the State Law. The City Plan Commission recommended approval of this change on October 10, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO._____

AN ORDINANCE AMENDING TITLE 21 (SMARTCODE), CHAPTER 21.10 (GENERAL TO ALL PLANS), CHAPTER 21.30 (NEW COMMUNITY PLANS), CHAPTER 21.40 (INFILL COMMUNITY PLANS), CHAPTER 21.50 (BUILDING SCALE PLANS), CHAPTER 21.70 (DEFINITION OF TERMS), AND 21.80 (TABLES) IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 15 AND SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 21.60 OF THE EL PASO CITY CODE.

WHEREAS, Senate Bill 15 ("SB 15") and Senate Bill 840 ("SB 840") were enacted on June 20, 2025 and May 28, 2025 respectively by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 15 and SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 21 (SmartCode) of the El Paso City Code to comply with SB 15 and SB 840.

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

Section 1. That Title 21 (SmartCode), Chapter 21.10 (General to All Plans), Subsection 21.10.040 is amended and replaced as follows:

21.10.040 Process.

C. Once the property is rezoned to SmartCode Zone (SCZ), the property owner is authorized to proceed under Chapters 21.30 and 21.40, whichever is applicable, and Chapter 21.50 under this title. El Paso City Council, hereby creates a Consolidated Review Committee (CRC) comprised of a designated member or designated alternate member from each city department or other agency represented by the development coordinating committee. The CRC shall be responsible for approving adjustments to new community plans as defined in Chapter 21.30 or infill community plans as defined in Chapter 21.40 of this title and approving building scale plans as defined in Chapter 21.50 of this title. Building scale plans shall not be approved unless a new community plan or an infill community plan for the property has been approved. No building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363. An owner may appeal a decision of the CRC to the city council.

D. Once the property owner receives approval of a preliminary building scale plan from the CRC (see Section 21.50.010), except that no building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363, the property owner must

comply with the provisions of Title 19 Subdivisions to receive plat approval, provided that any provisions concerning platting requirements that are specifically addressed in this title, shall take precedence over similar requirements in Title 19. Prior to the submission of any plat, the property to be developed under this title must be part of an approved preliminary building scale plan. When reviewing a plat submitted in compliance with the provisions of this title, to include approval of the building scale plan, the city plan commission shall determine whether the preliminary building scale plans were approved by the CRC and whether the plat provisions contained in Title 19 which are not addressed in this title have been complied with. The city plan commission shall have no authority over the building scale plans other than to determine whether such preliminary plans comply with both Title 21 and Title 19, provided that where Title 19 conflicts with a specific provision under this title, addressing the same issue, the standard or requirement of this title shall prevail.

Section 2. That Title 21 (SmartCode), Chapter 21.30 (New Community Plans), Subsection 21.30.090 is amended and replaced as follows:

21.30.090 Special requirements.

A. A new community regulating plan may designate and upon designation shall enforce any of the following special requirements which, if approved, shall then be enforced at the building scale plan stage (except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required):

Section 3. That Title 21 (SmartCode), Chapter 21.40 (Infill Community Plans), Subsections 21.40.010, 21.40.030, and 21.40.070 are amended and replaced as follows:

21.40.010 Instructions.

E. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. Within the SmartCode Zone, the approved infill regulating plan and this title shall become the exclusive and mandatory zoning regulation, and its provisions, as altered by approved warrants, variances, and adjustments, shall be applied in their entirety property owners within the plan area may submit building scale plans under Chapter 21.50 in accordance with the provisions of this title. Building scale plans requiring no variances shall be approved administratively by the CRC, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required.

21.40.030 Transect zones.

B. After approval into a SmartCode Zone by the city council, landowners in each transect zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40 and 21.50, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required.

21.40.070 Special requirements.

A. An infill regulating plan may designate any of the following special requirements, which if approved shall then be enforced at the building scale plan stage, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, shall be enforced prior to issuance of building permits:

Section 4. That Title 21 (SmartCode), Chapter 21.50 (Building Scale Plans), Subsection 21.50.070 is amended and replaced as follows:

21.50.070 Building configuration.

B. Specific to zones T2, T3, T4, T4-O, T5, T5O, T-6, SD-1, SD-2, SD-3, SD-4, SD-5, SD-6, SD-7.

Section 5. That Title 21 (SmartCode), Chapter 21.70 (Definition of Terms), Subsection 21.70.010 is amended and replaced as follows to include the following new definitions:

21.70.010 Definitions.

"Apartment/Multifamily residential building" means a building or part of a building containing three or more attached or detached dwelling units, to include condominium. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

"Mixed-use residential," when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria

listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

"Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.

The following definitions are amended and replaced as follows:

21.70.010 Definitions.

"Live-work" means a mixed use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry. Where the live-work development meets the definition of mixed-use residential, that shall supersede. See Work-Live. (Syn: flexhouse.)

"Rowhouse" means a single-family dwelling individually on a lot that shares a party wall with another of the same type on a separate lot and occupies the full frontage line. See Rear yard Building. (Syn: Townhouse)

Section 6. That Title 21 (SmartCode), Chapter 21.80 (Tables), Subsection 21.80.140 is amended as follows:

Table 11 is amended to add the following row:

21.80.140 - Table 11: Parking Calculations.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T4O T5 T5O T6
APARTMENT AND MIXED USE RESIDENTIAL	1.0/dwelling	1.0/dwelling	1.0/dwelling

Table 12 is amended to add the following row:

21.80.150 Table 12: Specific Function & Use.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL									
Mixed-use Residential		■	■	■	■	■	■	■	■

The following rows in Table 12 are amended and replaced as follows:

21.80.150 Table 12: Specific Function & Use.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL									
Apartment Building		■	■	■	■	■	■	■	■
f. OTHER: AGRICULTURE									
Greenhouse		■	■						
Stable		■							
Kennel		■	■	■	■	■	■		
f. OTHER: AUTOMOTIVE									
Roadside Stand		■		■					■

The following rows in Table 14 are amended and replaced as follows:

21.80.170 Table 14: Summary Table.

			T1 **NATURAL ZONE**	T2 **RURAL ZONE**	T3 **SUB-URBAN ZONE**	T4 **GENERAL URBAN ZONE**	T4O **GENERAL URBAN ZONE-OPEN**	T5 **URBAN CENTER ZONE**	T5O **URBAN CENTER ZONE-OPEN**	T6 **URBAN CORE ZONE**	SD **SPECIAL DISTRICT**	
		b. BASE RESIDENTIAL DENSITY (see Section 3.8)										
		Reserved										
		By Right	by Variance	by Variance.	6 units/ac.	15 units/	20 units/	24 units/	26 units/	145 unit/ac for		

				145 unit/ac for Apartments and Mixed-use Residential uses	Gross. 145 unit/ac for Apartments and Mixed-use Residential uses	ac. Gross. 145 unit/ac for Apartments and Mixed-use Residential uses	ac. Gross. 145 unit/ac for Apartments and Mixed-use Residential uses	ac. Gross. 145 unit/ac for Apartments and Mixed-use Residential uses	ac. Gross. 145 unit/ac for Apartments and Mixed-use Residential uses	Apartments and Mixed-use Residential uses		
			f. LOT OCCUPATION									
			Lot Width	not applicable	120 ft. min. Small Lot Development: See Section 20.10.625	50 ft. min 120 ft. max. Small Lot Development: See Section 20.10.625.	20 ft. min 80 ft. max	20 ft. min 450 ft. max	18 ft. min 180 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max		DISPOSITION
			Lot Coverage	not applicable	30% max. None for Small Lot Development under Section 20.10.625	60% max. None for Small Lot Development under Section 20.10.625	70% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	100 % max		
			g. SETBACKS -				*only one building in excess of 200 ft.						

			PRINCIPAL BUILDING				permitted per Pedestrian Shed					
			Front Setback (Principal)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-use Residential	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
			Front Setback (Secondary)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-use Residential	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments and Mixed-use Residential	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments and Mixed-use Residential	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max	
			Side Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. or 18 ft. total min	0 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	0 ft. min 8 ft. max	
			Rear Setback	not applicable	96 ft. min. 0 ft. min	12 ft. min. 0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	

					for Apartments and Mixed-use Residential	for Apartments and Mixed-use Residential							
			k. BUILDING CONFIGURATION (see Table 8)										
			Principal Building	not applicable	2 Stories max	2 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	3 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	4 Stories max, 20 ft. min	5 Stories max., 2 min	6 Stories max., 2 min	2 Stories min		

The following rows in Table 15A are amended and replaced as follows:

21.80.180 Table 15A. Form-Based Code Graphics - T3.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	
a. Lot Width	50 ft. min 120 ft. max. Small Lot Development: See Section 20.10.625.
b. Lot Coverage	60% max.

	None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
a. Front Setback (P)	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential
b. Front Setback (S)	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential
d. Rear Setback	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential

The following rows in Table 15B are amended and replaced as follows:

21.80.190 Table 15B. Form-Based Code Graphics - T4.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	
b. Lot Coverage	70% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min for Apartments and Mixed-use Residential

The following rows in Table 15C are amended and replaced as follows:

21.80.200 Table 15C. Form-Based Code Graphics - T4O.

LOT OCCUPATION	
b. Lot Coverage	90% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min 12 ft. max for Apartments and Mixed-use Residential

The following rows in Table 16 are amended and replaced as follows:

21.80.230 Table 16: Special District Standards.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
b. BASE RESIDENTIAL DENSITY							
By Right	24. 145 unit/ac for Apartments and Mixed-use Residential uses	24. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	48. 145 unit/ac for Apartments and Mixed-use Residential uses	24. 145 unit/ac for Apartments and Mixed-use Residential uses
f. LOT OCCUPATION							
Lot Coverage	NA	NA	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	100% max.	NA
g. SETBACKS - PRINCIPAL BUILDING							
Rear Setback	0 ft. min.	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. or 20 ft. min.** 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min.
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	12 Stories, max.***	6 Stories, max.***	3 Stories, max.*** 4 stories max for Apartments and Mixed-	NA***	6 stories max.

					use Residential not to exceed 45 feet max. ***		
Outbuilding	NA	NA	3 Stories, max.***	3 Stories, max.***	2 Stories, max.***	NA	NA

Section 7. Except as herein amended, Title 21 (SmartCode) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

_____

Renard U. Johnson
Mayor

ATTEST:

_____

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

Title 21 Redlines

Chapter 21.10 - GENERAL TO ALL PLANS

21.10.040 Process.

C. Once the property is rezoned to SmartCode Zone (SCZ), the property owner is authorized to proceed under Chapters 21.30 and 21.40, whichever is applicable, and Chapter 21.50 under this title. El Paso City Council, hereby creates a Consolidated Review Committee (CRC) comprised of a designated member or designated alternate member from each city department or other agency represented by the development coordinating committee. The CRC shall be responsible for approving adjustments to new community plans as defined in Chapter 21.30 or infill community plans as defined in Chapter 21.40 of this title and approving building scale plans as defined in Chapter 21.50 of this title. Building scale plans shall not be approved unless a new community plan or an infill community plan for the property has been approved. No building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363. An owner may appeal a decision of the CRC to the city council.

D. Once the property owner receives approval of a preliminary building scale plan from the CRC (see Section 21.50.010), except that no building scale plan shall be required where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and 20.10.363, the property owner must comply with the provisions of Title 19 Subdivisions to receive plat approval, provided that any provisions concerning platting requirements that are specifically addressed in this title, shall take precedence over similar requirements in Title 19. Prior to the submission of any plat, the property to be developed under this title must be part of an approved preliminary building scale plan. When reviewing a plat submitted in compliance with the provisions of this title, to include approval of the building scale plan, the city plan commission shall determine whether the preliminary building scale plans were approved by the CRC and whether the plat provisions contained in Title 19 which are not addressed in this title have been complied with. The city plan commission shall have no authority over the building scale plans other than to determine whether such preliminary plans comply with both Title 21 and Title 19, provided that where Title 19 conflicts with a specific provision under this title, addressing the same issue, the standard or requirement of this title shall prevail.

Chapter 21.30 NEW COMMUNITY PLANS

21.30.090 Special requirements.

A. A new community regulating plan may designate and upon designation shall enforce any of the following special requirements which, if approved, shall then be enforced at the building scale plan stage (except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required):

Chapter 21.40 INFILL COMMUNITY PLANS

21.40.010 Instructions.

E. Upon rezoning of an area as a SmartCode Zone, all parcels within the zone shall be marked as such on the zoning map of El Paso. Within the SmartCode Zone, the approved infill regulating plan and this title shall become the exclusive and mandatory zoning regulation, and its provisions, as altered by approved warrants, variances, and adjustments, shall be applied in their entirety property owners within the plan area may submit building scale plans under Chapter 21.50 in accordance with the provisions of this title. Building scale plans requiring no variances shall be approved administratively by the CRC, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required.

21.40.030 Transect zones.

B. After approval into a SmartCode Zone by the city council, landowners in each transect zone may obtain building scale plans that include any of the elements indicated by Chapters 21.40 and 21.50, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, no building scale plan shall be required.

21.40.070 Special requirements.

A. An infill regulating plan may designate any of the following special requirements, which if approved shall then be enforced at the building scale plan stage, except where development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 21 (SmartCode) and Section 20.10.363, shall be enforced prior to issuance of building permits:

Chapter 21.50 - BUILDING SCALE PLANS

21.50.070 Building configuration.

B. Specific to zones T2, T3, T4, T4-O, T5, T5O, T-6, SD-1, SD-2, SD-3, SD-4, SD-5, SD-6, SD-7.

Chapter 21.70 - DEFINITIONS OF TERMS

21.70.010 Definitions.

"Apartment/Multifamily residential building" means a building or part of a building containing three or more attached or detached dwelling units, to include condominium. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

"Live-work" means a mixed use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same

structure that contains the commercial activity or industry. Where the live-work development meets the definition of mixed-use residential, that shall supersede. See Work-Live. (Syn: flexhouse.)

"Mixed-use residential," when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A "condominium" means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

"Rowhouse" means a single-family dwelling individually on a lot that shares a party wall with another of the same type on a separate lot and occupies the full frontage line. See Rearyard Building. (Syn: Townhouse)

"Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.

Chapter 21.80 - TABLES

21.80.140 - Table 11: Parking Calculations.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T4O T5 T5O T6
APARTMENT AND MIXED USE RESIDENTIAL	1.0/dwelling	1.0/dwelling	1.0/dwelling

21.80.150 Table 12: Specific Function & Use.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL									
Apartment Building		■	■	■	■	■	■	■	■
Mixed-use Residential		■	■	■	■	■	■	■	■
f. OTHER: AGRICULTURE									
Greenhouse	■	■	■						
Stable	■	■							
Kennel	■	■	■	■	■	■	■		
f. OTHER: AUTOMOTIVE									
Roadside Stand	■	■		■					■

21.80.170 Table 14: Summary Table.

		T1 **NATURAL ZONE**	T2 **RURAL ZONE**	T3 **SUB-URBAN ZONE**	T4 **GENERAL URBAN ZONE**	T4O **GENERAL URBAN ZONE-OPEN**	T5 **URBAN CENTER ZONE**	T5O **URBAN CENTER ZONE-OPEN**	T6 **URBAN CORE ZONE**	SD **SPECIAL DISTRICT**	
	b. BASE RESIDENTIAL DENSITY (see Section 3.8)										
	Reserved										
	By Right	by Variance	by Variance. 145 unit/ac for	6 units/ac. Gross .	15 units/ac. Gross.	20 units/ac. Gross.	24 units/ac. Gross.	26 units/ac. Gross.	145 unit/ac for Apartment		

				Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	s and Mixed-use Residential uses		
		f. LOT OCCUPATION										
		Lot Width	not applicable	120 ft. min. Small Lot Development: See Section 20.10.625	50 ft. min 120 ft. max. Small Lot Development: See Section 20.10.625.	20 ft. min 80 ft. max	20 ft. min 450 ft. max	18 ft. min 180 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max		DISPOSITION
		Lot Coverage	not applicable	30% max. None for Small Lot Development under Section 20.10.625	60% max. None for Small Lot Development under Section 20.10.625	70% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	100% max		
		g. SETBACKS - PRINCIPAL BUILDING				*only one building in excess of 200 ft. permitted per Pedestrian Shed						
		Front Setback (Principal)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-use Residential	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max		
		Front Setback (Secondary)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-	12 ft. min. 0 ft. min for Apartments and Mixed-	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max		

			use Residential	use Residential	and Mixed-use Residential	and Mixed-use Residential					
		Side Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. or 18 ft. total min	0 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	0 ft. min 8 ft. max	
		Rear Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	
		k. BUILDING CONFIGURATION (see Table 8)									
		Principal Building	not applicable	2 Stories max	2 Stories max . 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	3 Stories max . 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	4 Stories max, 20 ft. min	5 Stories max., 2 min	6 Stories max., 2 min	2 Stories min	

21.80.180 Table 15A. Form-Based Code Graphics - T3.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	

a. Lot Width	50 ft. min 120 ft. max. Small Lot Development: See Section 20.10.625.
b. Lot Coverage	60% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
a. Front Setback (P)	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential
b. Front Setback (S)	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential
d. Rear Setback	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential

21.80.190 Table 15B. Form-Based Code Graphics - T4.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.
LOT OCCUPATION	
b. Lot Coverage	70% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min for Apartments and Mixed-use Residential

21.80.200 Table 15C. Form-Based Code Graphics - T4O.

LOT OCCUPATION	
b. Lot Coverage	90% max. None for Small Lot Development under Section 20.10.625
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. 0 ft. min 12 ft. max for Apartments and Mixed-use Residential

21.80.230 Table 16: Special District Standards.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
b. BASE RESIDENTIAL DENSITY							
By Right	24. 145 unit/ac for Apartments and Mixed-use Residential uses	24. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	NA. 145 unit/ac for Apartments and Mixed-use Residential uses	48. 145 unit/ac for Apartments and Mixed-use Residential uses	24. 145 unit/ac for Apartments and Mixed-use Residential uses
f. LOT OCCUPATION							
Lot Coverage	NA	NA	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	90% max. None for Small Lot Development under Section 20.10.625	100% max.	NA
g. SETBACKS - PRINCIPAL BUILDING							
Rear Setback	0 ft. min.	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. or 20 ft. min.** 0 ft. min for Apartments and Mixed-use Residential	3 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min.
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	12 Stories, max.** *	6 Stories, max.** *	3 Stories, max.** * 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max. ***	NA***	6 stories max.
Outbuilding	NA	NA	3 Stories, max.** *	3 Stories, max.** *	2 Stories, max.** *	NA	NA

File #: 25-1202, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 7
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Blanca Perez, (915) 212-1561

AGENDA LANGUAGE:

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

An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 10/28/25

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

2nd CONTACT PERSON NAME: Blanca Perez **PHONE NUMBER:** (915) 212-1561

DISTRICT(S) AFFECTED: 7

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, City of El Paso, El Paso County, Texas from R-4 (Residential) to C-1 (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: 7800 and 7804 Alameda Avenue
Applicant: Vista del Sol Architectural Design, PZRZ24-00039

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-4 (Residential) to C-1 (Commercial) to allow for a shopping center and apartments. City Plan Commission recommended 5-0 to approve the proposed rezoning on August 14, 2025. As of September 16, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

Applicant notified appropriate neighborhood associations of the request prior to submittal of a complete application. Public notices were sent to all property owners within 300 feet of the subject property.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etive

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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION OF TRACT 9 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623, SUNNYFIELDS MAP NO. 2, 7800 ALAMEDA AVENUE, AND TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION OF TRACT 10 CONVEYED OUT TO THE STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155, SUNNYFIELDS MAP NO. 2, 7804 ALAMEDA AVENUE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-4 (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of *Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map No. 2, 7800 Alameda Avenue, and Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map No. 2, 7804 Alameda Avenue, located in the City of El Paso, El Paso County, Texas,* and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-4 (Residential)** to **C-1 (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 density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

1. That a ten-foot (10') landscape buffer with high profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscape buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.

2. A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to the issuance of any certificates of occupancy or certificates of completion.

3. That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:

a. Establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and
b. Providing outdoor amplified sound.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

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

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____ **Zoning Case No: PZRZ24-00039**

25-5485|TRAN#616807|P&I|RTA
7804 Alameda - Partial Lot w/Condition

Exhibit "A"

Being Tracts 9 and 13, Save and Except that
Portion of Tract 9 conveyed out to the State of
Texas in Right-of-Way deed in Volume 550,
Page 623, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION
7800 Alameda Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 9 and 13, Save and Except that Portion of Tract 9 conveyed out to the State of Texas in Right-of-Way deed in Volume 550, Page 623, Sunnyfields Map. No. 2, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE,** leaving said city monument, South 58°44'07" West a distance of 41.34 feet to a found iron rod at the common boundary line of Tracts 8 and 9, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 8 and 9 and along the southerly right-of-way line of Alameda Avenue, South 46°35'00" East, a distance of 100.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 9 and 10;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South 43°25'00" West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner of Tracts 13 and 14, North 46°35'00" West, a distance of 100.00 feet to a found iron rod for corner at the common boundary corner of Tracts 12 and 13;

THENCE, leaving said common boundary corner, North 43°25'00" East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 42,560.00 square feet or 0.9770 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

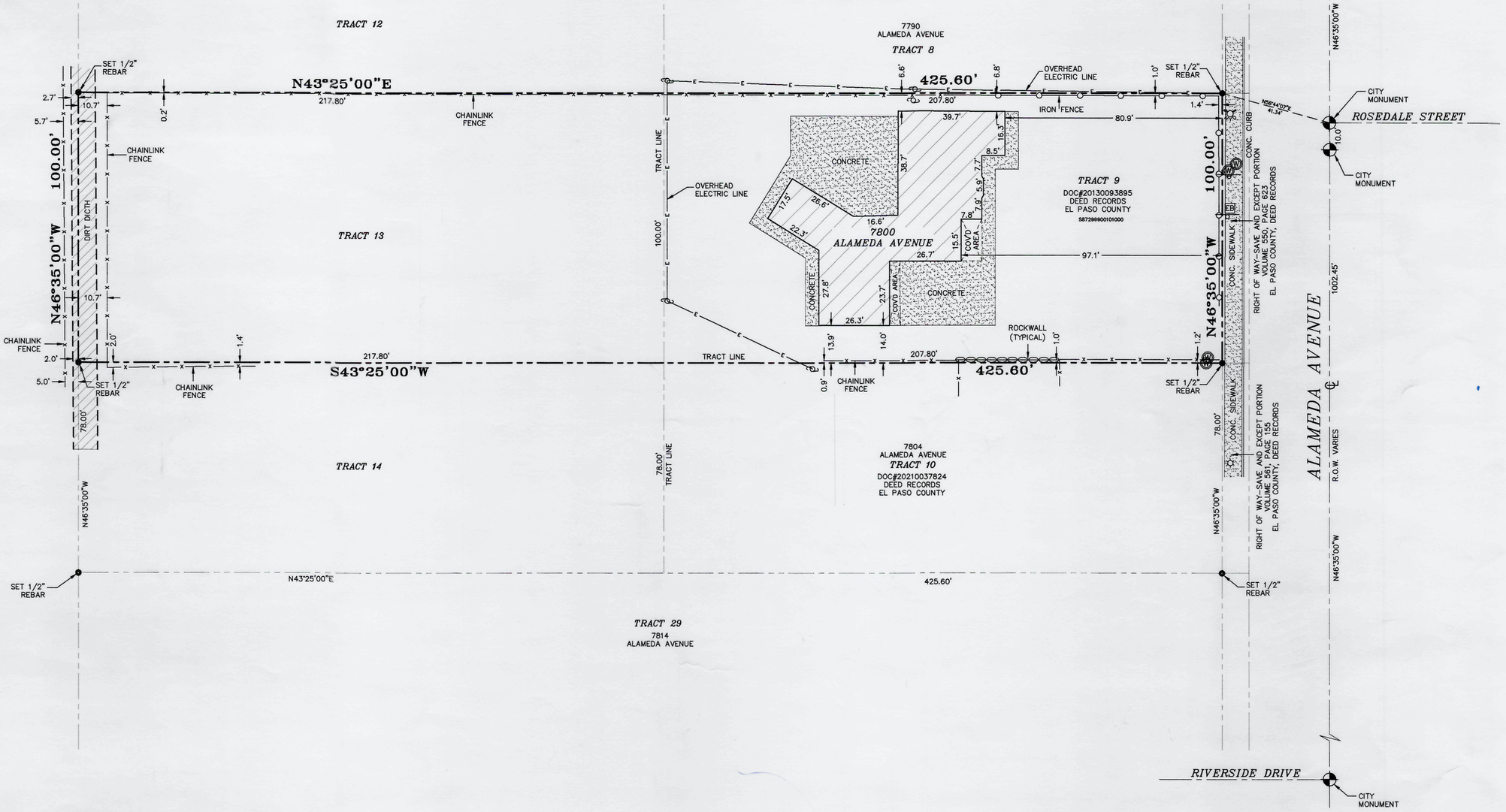
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0358_7800 Alameda

IMPROVEMENT SURVEY

7800 ALAMEDA AVENUE
TRACTS 9 AND 13, SAVE AND EXCEPT THAT PORTION OF TRACT 9 CONVEYED OUT TO STATE OF TEXAS IN RIGHT-OF-WAY DEED IN VOLUME 550, PAGE 623, SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 42,560.00 SQ.FT. OR 0.9770 ACRES ±

CAD CONSULTING CO.

0' 30' 60'
SCALE: 1"=30'



LEGEND

☼	= LIGHT POLE
Ⓦ	= WATER METER
Ⓜ	= MANHOLE
EB	= ELECTRIC BOX
WV	= WATER VALVE
	= POWER POLE
	= FIRE HYDRANT
	= SIGN
E	= OVERHEAD ELECTRIC
	= ROCKWALL
	= IRON FENCE
X	= CHAINLINK FENCE

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

STATE OF TEXAS REGISTERED CARLOS M. JIMENEZ 3950 PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S No. 3950
FIRM# 10099300

JOB # 23-0358 DATE: 03/12/2023 ML

Being Tracts 10 and 14, Save and Except that
Portion of Tract 10 conveyed out to the State of
Texas in Right-of-Way deed in Volume 561,
Page 155, Sunnyfields Map. No. 2,
City of El Paso, El Paso County, Texas

August 02, 2024

METES AND BOUNDS DESCRIPTION
7804 Alameda Avenue
Exhibit "A"

FIELD NOTE DESCRIPTION of Tracts 10 and 14, Save and Except that Portion of Tract 10 conveyed out to the State of Texas in Right-of-Way deed in Volume 561, Page 155, Sunnyfields Map. No. 2, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found city monument located the centerline intersection of Alameda Avenue and Rosedale Street; **THENCE,** leaving said city monument and along the centerline of Alameda Avenue, South 46°35'00" East a distance of 89.08 feet to a point, **THENCE,** leaving said centerline of Alameda Avenue, South 43°25'00" West a distance of 40.00 feet to a found iron rod at the common boundary line of Tracts 9 and 10, same being the southerly right-of-way line of Alameda Avenue and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said common boundary line of Tracts 9 and 10 and along the southerly right-of-way line of Alameda Avenue, South 46°35'00" East, a distance of 78.00 feet to a found iron rod for corner along said right-of-way line and being the common boundary line of Tracts 10 and 29;

THENCE, leaving said southerly right-of-way line of Alameda Avenue and common boundary line, South 43°25'00" West, a distance of 425.60 feet to a found iron rod for corner at the common boundary corner of Tracts 14 and 29;

THENCE, leaving said common boundary corner of Tracts 14 and 29, North 46°35'00" West, a distance of 78.00 feet to a found iron rod for corner at the common boundary corner of Tracts 13 and 14;

THENCE, leaving said common boundary corner, North 43°25'00" East, a distance of 425.60 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 33,196.80 square feet or 0.7621 acres of land more or less.

Carlos M. Jimenez
R.P.L.S. # 3950

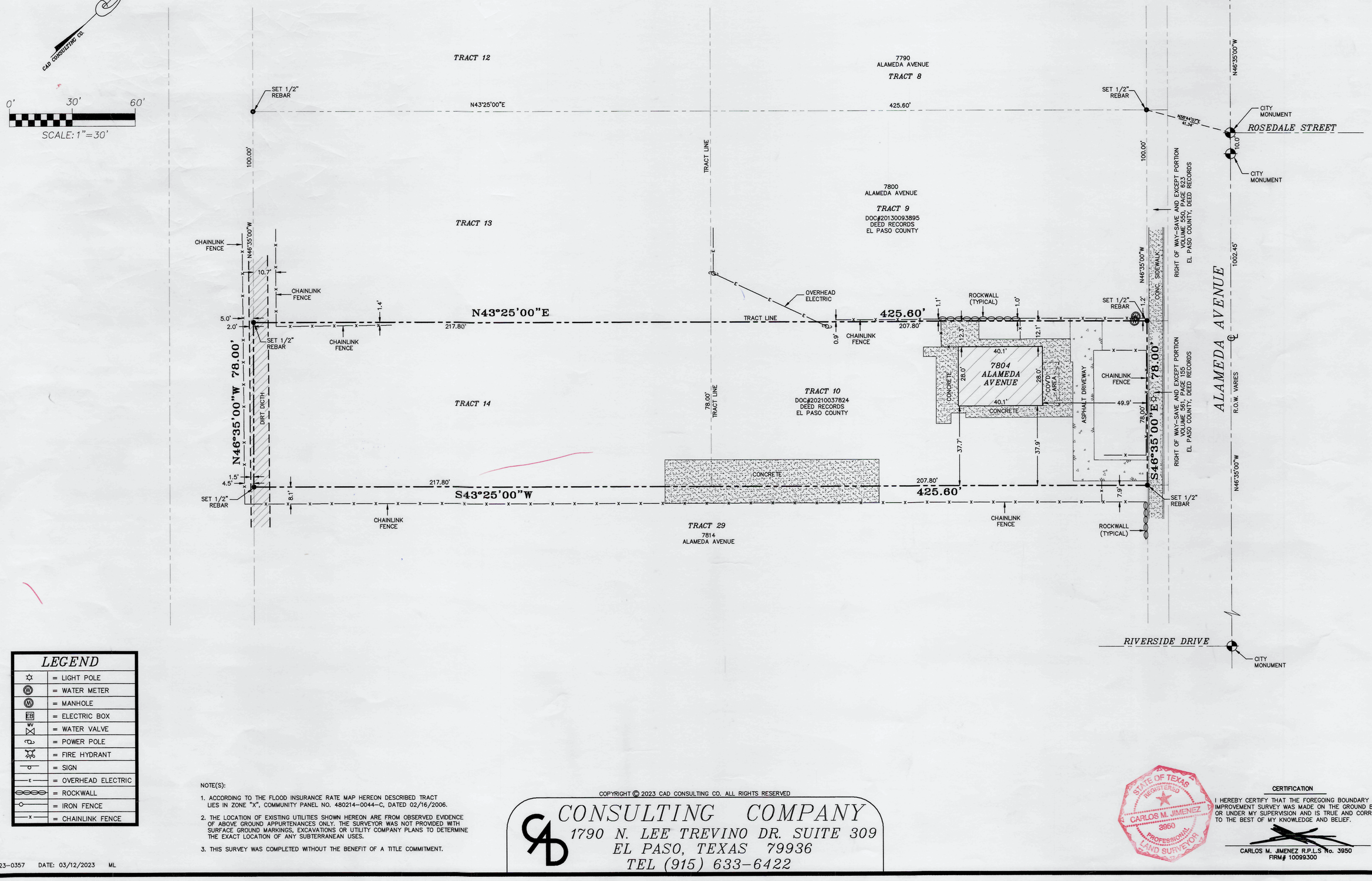
CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0357 7804 Alameda

IMPROVEMENT SURVEY

7804 ALAMEDA AVENUE
TRACTS 10 AND 14, SAVE AND EXCEPT THAT PORTION
OF TRACT 10 CONVEYED OUT TO STATE OF TEXAS IN
RIGHT-OF-WAY DEED IN VOLUME 561, PAGE 155,
SUNNYFIELDS MAP NO. 2
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 33,196.80 SQ.FT. OR 0.7621 ACRES ±

CAD CONSULTING CO.

0' 30' 60'
SCALE: 1"=30'



LEGEND

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EB	= ELECTRIC BOX
WV	= WATER VALVE
	= POWER POLE
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E	= OVERHEAD ELECTRIC
	= ROCKWALL
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X	= CHAINLINK FENCE

NOTE(S):

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "X", COMMUNITY PANEL NO. 480214-0044-C, DATED 02/16/2006.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH SURFACE GROUND MARKINGS, EXCAVATIONS OR UTILITY COMPANY PLANS TO DETERMINE THE EXACT LOCATION OF ANY SUBTERRANEAN USES.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CARLOS M. JIMENEZ R.P.L.S No. 3950
FIRM# 10099300

JOB # 23-0357 DATE: 03/12/2023 ML

7800 and 7804 Alameda

City Plan Commission — August 14, 2025

REZONING

CASE NUMBER:	**PZRZ24-00039**
CASE MANAGER:	Blanca Perez, (915) 212-1561, PerezBM@elpasotexas.gov
PROPERTY OWNER:	Olivia Esparza and Adiel Zarate
REPRESENTATIVE:	Luis Javier Lopez
LOCATION:	7800 and 7804 Alameda Ave. (District 7)
PROPERTY AREA:	1.73 acres
REQUEST:	Rezone from R-4 (Residential) to C-1 (Commercial)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of August 7, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject properties form R-4 (Residential) to C-1 (Commercial) to allow for apartments and a shopping center.

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 are consistent with *Plan El Paso*, the City's Comprehensive Plan, and the G-3, Post-War future land use designation as well as the Onward Alameda Master Plan. 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 twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
   a. *Establishment deriving 51 % or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
   b. *Providing outdoor amplified sound.*

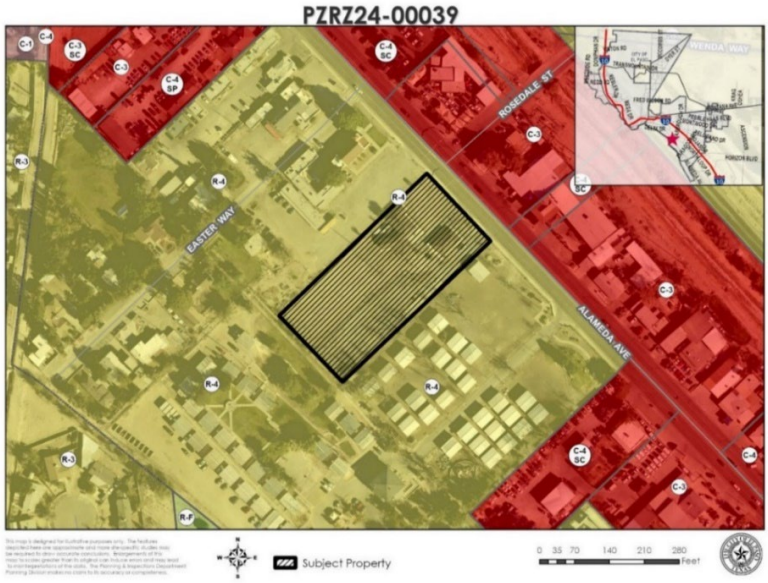


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject properties from R-4 (Residential) to C-1 (Commercial) to accommodate a proposed development consisting of apartment units in one lot and a shopping center in the other. The site is approximately 1.73 acres in total and is currently developed with a single-family dwelling on each lot, which are proposed to be demolished. The conceptual site plan illustrates the development of one lot with eight (8) apartment units and a separate shopping center with ten (10) commercial units. The conceptual site plan is not being evaluated for compliance with zoning development standards under Title 20 of the El Paso City Code as part of this rezoning application. Access to the site is from Alameda Avenue.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is a permitted use within the C-1 (Commercial) zoning district and aligns with the goals and land use recommendations of the Onward Alameda Master Plan. The property to the north is vacant and zoned R-4 (Residential), while the property to the south, also zoned R-4, is developed with a school. To the east, the adjacent property is zoned C-3 (Commercial) and is occupied by an automotive parts store. To the west, surrounding properties are zoned R-4 (Residential) and developed with single-family residences. The nearest school, Cesar Chavez Academy, is approximately 0.2 miles from the site, and the closest public park, Riverside Park, is located about 0.5 miles away.

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-3, Post-War:** This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	Yes. The subject properties and the proposed development meet the intent of the G-3, Post-War Future Land Use designation of *Plan El Paso*. The proposed zoning is compatible with the future land use designation.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **C-1 (Commercial) District:** The purpose of these districts is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.	Yes. The proposed C-1 (Commercial) zoning district is appropriate as it allows for a variety of commercial uses while remaining compatible with the surrounding C-3 (Commercial) and R-4 (Residential) zoning. Additionally, the C-1 designation helps minimize potential impacts to nearby residential zoned properties due to its more limited range of permitted commercial uses.
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property has access to Alameda Avenue, which is designated as a major arterial in the City's Major Thoroughfare Plan. The classification of this road is appropriate for the proposed development as it connects to other adjacent establishments on the area.
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	

Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is located within the Onward Alameda Master Plan area. The proposed rezoning is appropriate as it supports light commercial uses that align with the goals of the plan, which encourages increased commercial, residential, and mixed-use developments. Allowing a light-commercial zoning designation introduce uses that are consistent with the vision and intent of the master plan.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The proposed development 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 from residential to commercial development and zoning districts.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The existing R-4 (Residential) zoning is no longer appropriate due to the changing development pattern in the surrounding area. Adjacent properties have transitioned to light- and medium-intensity commercial uses, making the current residential designation incompatible with the area's evolving land use and the goals of the Onward Alameda Master Plan.

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the site is proposed from Alameda Avenue, a major arterial as designated in the City of El Paso's Major Thoroughfare Plan (MTP), and is suitable to support the proposed commercial development. Existing sidewalks are present along Alameda Avenue. Five (5) bus stops are located within a 0.25-mile walking distance, with the nearest stop approximately 0.04 miles along Alameda Avenue.

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

PUBLIC COMMENT: The subject property is located within the boundaries of Corridor 20 Civic Association, Sunnyfields Neighborhood Association, Mission Valley Civic Association, and Thomas Manor Neighborhood Association, which were all notified of the proposed rezoning by the applicant. Public notices were mailed to property owners within 300 feet of the subject property on August 1, 2025. As of August 7, 2025, the Planning Division has not received any communications in support or opposition of the request.

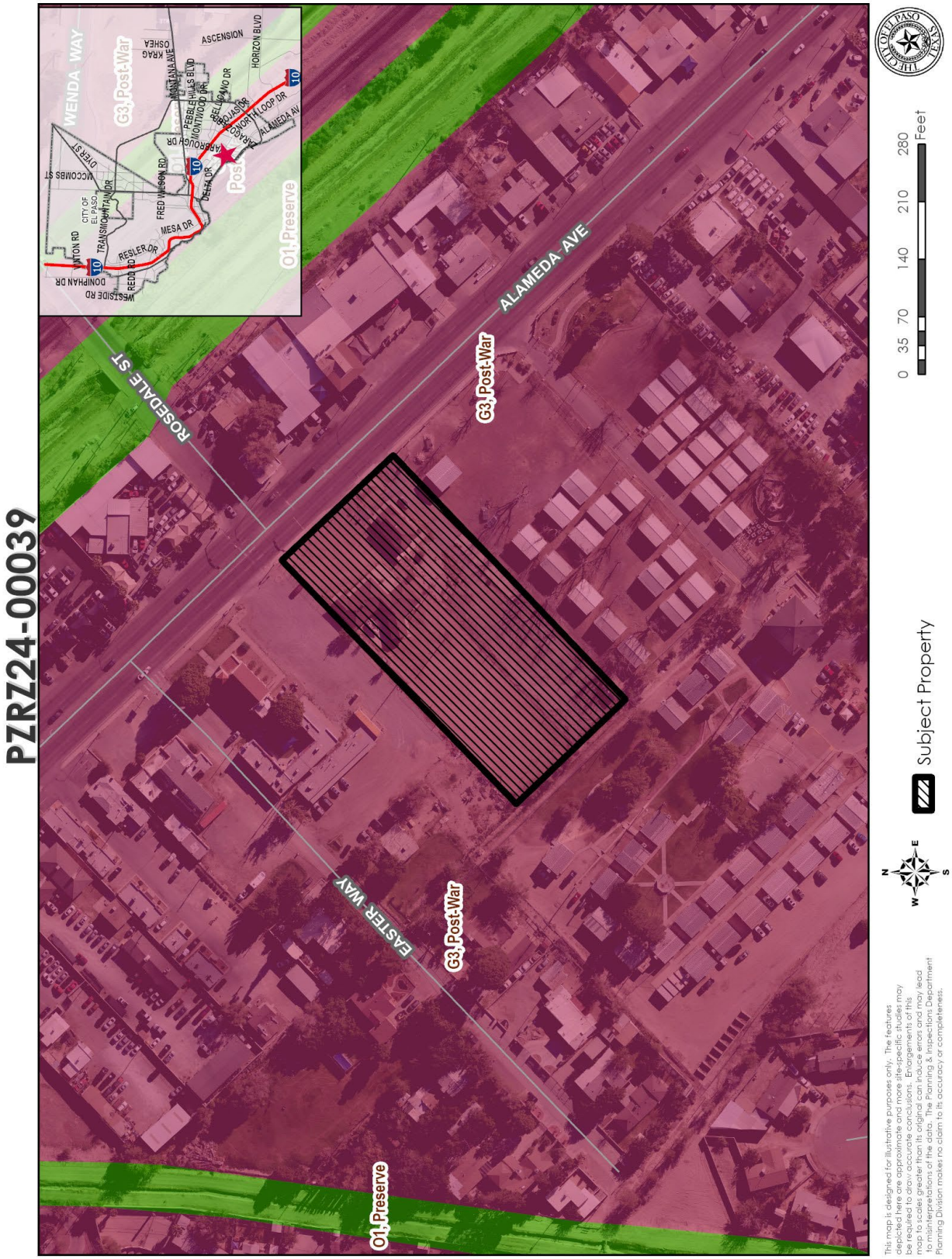
CITY PLAN COMMISSION OPTIONS: The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

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

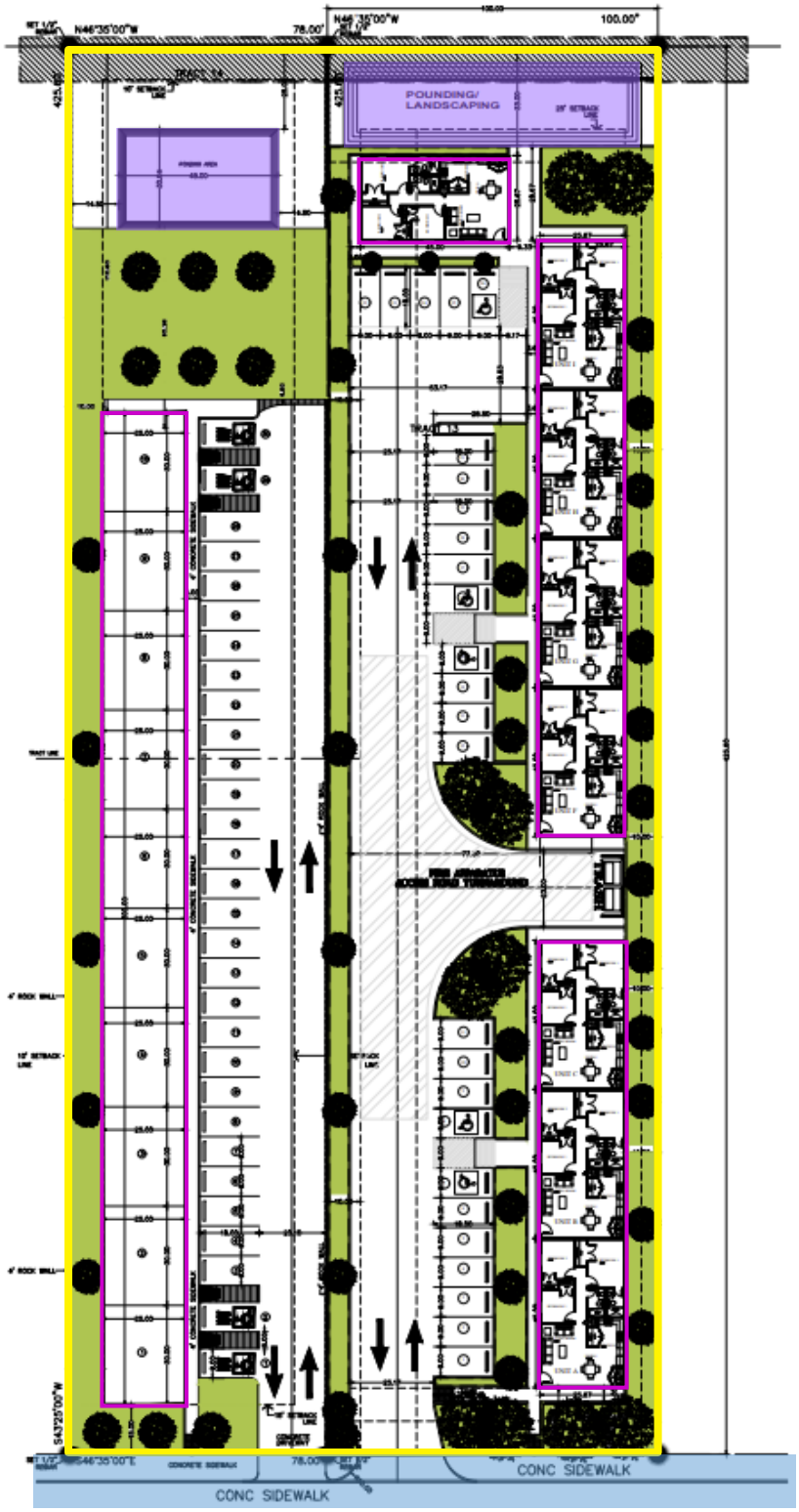
ATTACHMENTS:

1. Future Land Use Map
2. Generalized Plot Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval with conditions of the rezoning request. The proposed zoning district is compatible with the commercial uses in the surrounding area are 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 twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *A Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*
3. *That a minimum 500-foot distance between property lines be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*
4. *No automotive uses shall be permitted.*

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

Recommend Approval

1. Coordinate with TXDOT on Alameda Avenue. (Driveways, deceleration, and acceleration lane if required) for their review and approval at the time of grading permit.
2. Provide and verify the 6ft rock-wall from high side along the entire length where the residential area borders the commercial area at the time of grading permit (20.16.020 - Mandatory walls. - B. 2. Between all R and C districts by the owner of the C property when he builds upon it;) at the time of grading permit.
3. Show proposed drainage flow patterns on the site plan and identify the discharge and/or storage location(s) for all storm-water runoff within the subdivision.
4. 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, rainwater harvesting within landscaped areas, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
5. The proposed ponding areas shall have enough capacity to hold all storm-water runoff for a designed 100-yr. storm event for the complete area, including drainage flow patterns, drainage easements if required in the proposed properties.
6. Add note: If lots are further subdivided, then additional private easement shall be required at the time of platting.
7. Provide a 5ft sidewalk abutting the property line and ADA directional ramps along R.O.W. at the time of grading permit.
8. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
9. Provide and label note "All existing and proposed sidewalks, barrier free ramps, handicap parking, driveway crosswalks, driveways and accessible routes shall comply with A.D.A., T.A.S. and city of El Paso requirements. Existing infrastructure not complying shall be removed and replaced to meet standards on the plan.

Note: Comments to be addressed at the permitting stage.

Fire Department

No adverse comments.

Police Department
No comments provided.

Environment Services
No comments provided.

Streets and Maintenance Department
No objections to application. No TIA is required. Coordinate with TXDOT.

Sun Metro
No comments provided.

El Paso Water
Does not object to this request.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

There is an existing 8-inch diameter water main extending along Alameda Avenue, located approximately 10-feet north of southern right-of-way line. This main is available for service.
Previous water pressure from fire hydrant #75, located in front of the subject property, has yielded a static pressure of 86 psi, a residual pressure of 72 psi, and a discharge of 1,462 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.
EPWater records indicate two active 3/4-inch water meters serving the subject property. The service addresses for these meters are 7800 and 7804 Alameda Ave.

Sanitary Sewer
There is an existing 21-inch diameter sanitary sewer main extending along Alameda Avenue, located approximately 20-feet south of northern right-of-way line.

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

Stormwater:
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 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.
The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the ponds as “Private”.

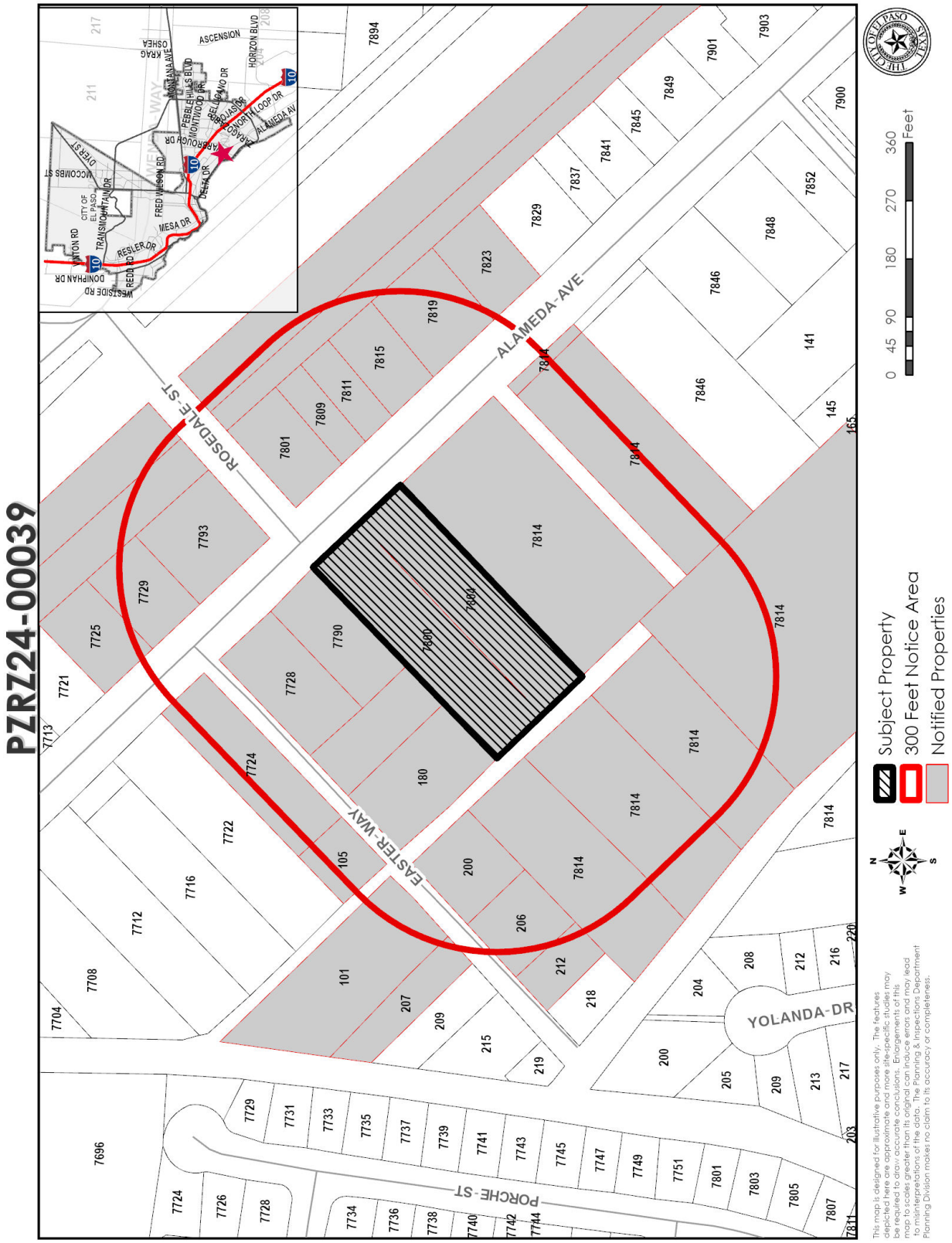
Texas Department of Transportation
Submit layout with distances between adjacent driveways to TXDOT for a permit and further review.

El Paso County Water Improvement District #1
No comments provided.

Texas Gas Service
Texas Gas Service has 2 active gas services lines at 7800 and 7804 Alameda Avenue.

911 District
No comments/concerns regarding this zoning.

ATTACHMENT 4



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

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

Definitions:

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

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

Contributor / Donor Information:

Full Name: Olivia Esparza

Business Name: 7804 Alameda

Agenda Item Type: _____

Relevant Department: _____

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

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

OR

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

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

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

Signature: Olivia Esparza Date: 9-15-25

File #: 25-1207, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 8
Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul J. G. Pina, (915) 212-1604

AGENDA LANGUAGE:

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

An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a Master Zoning Plan with a 32% parking reduction. 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 Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

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

DEPARTMENT: Planning and Inspections

AGENDA DATE: 9/30/25

PUBLIC HEARING DATE: 10/28/25

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

2nd CONTACT PERSON NAME: Saul J. G. Pina **PHONE NUMBER:** (915) 212-1604

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Lots 15 to 20, Block 13, Hart's Survey No. 9, City of El Paso, El Paso County, Texas from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use) and approving a master zoning plan with a 32% parking reduction. 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 Arizona Avenue and East of N. Oregon Street
Applicant: Misifu, LLC, PZRZ24-00035

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan with a 32% parking reduction to allow for a proposed mixed-use complex. City Plan Commission recommended 6-0 to approve the proposed rezoning on July 31, 2025. As of September 2, 2025, the Planning Division has not received any communication in support or opposition to the request. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

ORDINANCE NO._____

AN ORDINANCE CHANGING THE ZONING OF LOTS 15 TO 20, BLOCK 13, HART'S SURVEY NO. 9, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM C-1/SC (COMMERCIAL/SPECIAL CONTRACT) AND S-D (SPECIAL DEVELOPMENT) TO G-MU (GENERAL MIXED USE) AND APPROVING A MASTER ZONING PLAN WITH A 32% PARKING REDUCTION. 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 Lots 15 to 20, Block 13, Hart's Survey No. 9*, City of El Paso, El Paso County, Texas,* be changed from **C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)** and approving a Master Zoning Plan, as defined in Section 20.06.020, such land uses allowed as being reflected in the Master Zoning Plan attached as Exhibit "A" and the Master Zoning Report attached as Exhibit "B" incorporated herein for all purposes, and that the zoning map of the City of El Paso be revised accordingly.

The Penalties for violating the standards imposed through this rezoning ordinance are found in Chapter 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
PZRZ24-00035-_____

EXHIBIT "A"

PROJECT CALCULATION DATA	
APPLICABLE CODES	
INTERNATIONAL BUILDING CODE 2021 NFPA ADAAG TAS	ALLOWABLE BUILDING HEIGHT (TABLE 504.3) TYPE V-B S = 60
ZONING	LAND AREA
PROPOSED ZONING - GENERAL MIXED USE YARD STANDARDS OREGON ST. FY - 0'-0" RY - 0'-0" SYE - 0'-0" SYW - 0'-0"	TOTAL LAND AREA = 18,685 SF = 0.43 ACRES
OCCUPANCY	BUILDING AREA
GROUP R2, A2	13,975 SF GROUND X 2 LEVELS 13,865 SF GROUND X 1 6,335 SF GROUND X 1 = 48,450 SF GROSS
CONSTRUCTION	ALLOWABLE AREA IN SF (TABLE 506.2) R2 SM TYPE VB = 21,000 SF PER FLOOR
TYPE V-B TYPE V-B S = 3 ABOVE PODIUM	

SITE DESCRIPTION
The site is legally Subdivided. The legal description is Lots 15 through Lot 20, Block 13, Hartis survey No. 9 The address is 101 Arizona and 1108 Oregon.

RESIDENTIAL COUNT			
LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	3	40	3
GRAND TOTAL: 46			

PROPOSED NONRESIDENTIAL LAND USE

GROUND FLOOR (5,824 SF):
- RETAIL 1 - Other Retail Establishment (low-volume) - 2,386 SF
- RETAIL 2 - Other Retail Establishment (low-volume) - 1,091 SF
- RETAIL 3 - Other Retail Establishment (low-volume) - 1,889 SF
- LOBBY - 140 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 63 SF
- RISER - 54 SF

FOURTH FLOOR (1,417 SF):
- COMMUNAL ROOM - 1,417 SF

TOTAL NONRESIDENTIAL: 7,338 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:
48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =
20% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS

RESIDENTIAL	COMMERCIAL
3 EFF. UNITS X 1 P.S. = 3 P.S.	5,386 SF / 360 = MIN 15 P.S.
40 1BD UNITS X 1.5 P.S. = 60 P.S.	5,386 SF / 250 = MAX 21 P.S.
3 2BD UNITS X 2 P.S. = 6 P.S.	
	69 P.S.

MIN. REQ. = 84 P.S.
PROVIDED = 29 + 9 STREET PARKING = 38 P.S.
49 P.S. SHORT

BIKE RACK CALCULATIONS

REQUIRED 2 BICYCLE PARKING SPACE /
PROVIDED 4 BICYCLE PARKING SPACES

LANDSCAPE CALCULATIONS

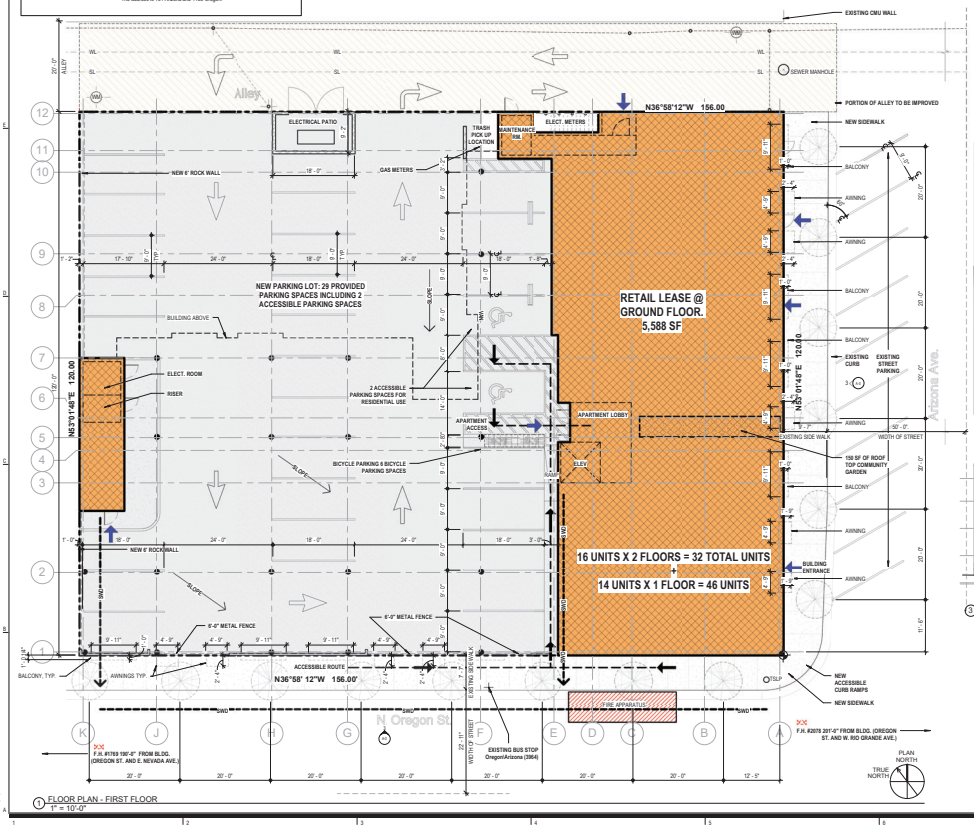
PER GENERAL MIXED USE:
NO LANDSCAPE REQUIREMENTS PROVIDED.
PROPOSED PARKWAY TREES @ 20'-0" O.C.

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL
9.15.2025
DATE

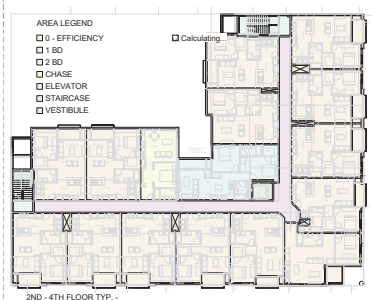
ATTEST:
Kevin Smith
EXECUTIVE SECRETARY/CITY PLAN COMMISSION

*CITY MANAGER

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY	
SYMBOL	S.F. / ACRE / DISTANCE
OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF SECOND FLOOR: 13,975 SF THIRD FLOOR: 13,975 SF FOURTH FLOOR: 13,865 SF TOTAL: 48,385SF
BUILDING FOOTPRINT ABOVE	
BICYCLE PARKING	N/A
FIRE APPARATUS	N/A
PORTION OF ALLEY TO BE IMPROVED	
STORM WATER DRAINAGE	N/A
ACCESSIBLE ROUTES	N/A
BUILDING ENTRANCE	
PROPOSED SLOPE	
FIRE HYDRANT #2078 & #1709	#2078 @ 201'-0" (OREGON ST. AND W. RIO GRANDE AVE.) #1709 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
WATER MAIN	
POWER POLE & OVERHEAD UTILITY LINE	
SEWER MANHOLE	
WATER LINE	
SEWER LINE	



1 FLOOR PLAN - FIRST FLOOR
1" = 10'-0"



2 2ND - 4TH FLOOR TYP. - SCHEMATIC LAYOUT
1" = 20'-0"

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

in*situ ARCHITECTURE
112 Texas Avenue | El Paso, TX 79901
p 915.533.7488
www.insituarc.com

07.21.25

VISTA NUEVA MIXED-USE DEVELOPMENT

MISIFU LLC

101 Arizona Ave.
El Paso, TX 79902

KEY PLAN

REVISION SCHEDULE

Number	Date	Description
0	07.21.25	INITIATION SET

PROJECT STATUS:	PRE-DEVELOPMENT
ISSUE DATE:	04.03.25
PROJECT NO.:	24015
DRAWN BY:	FT, JD
CHECKED BY:	EL

MASTER ZONING PLAN

A-0

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EXHIBIT "B"

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

9.15.2025
DATE

APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

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abstract

This study is intended to assist the owner/ developer in meeting the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.

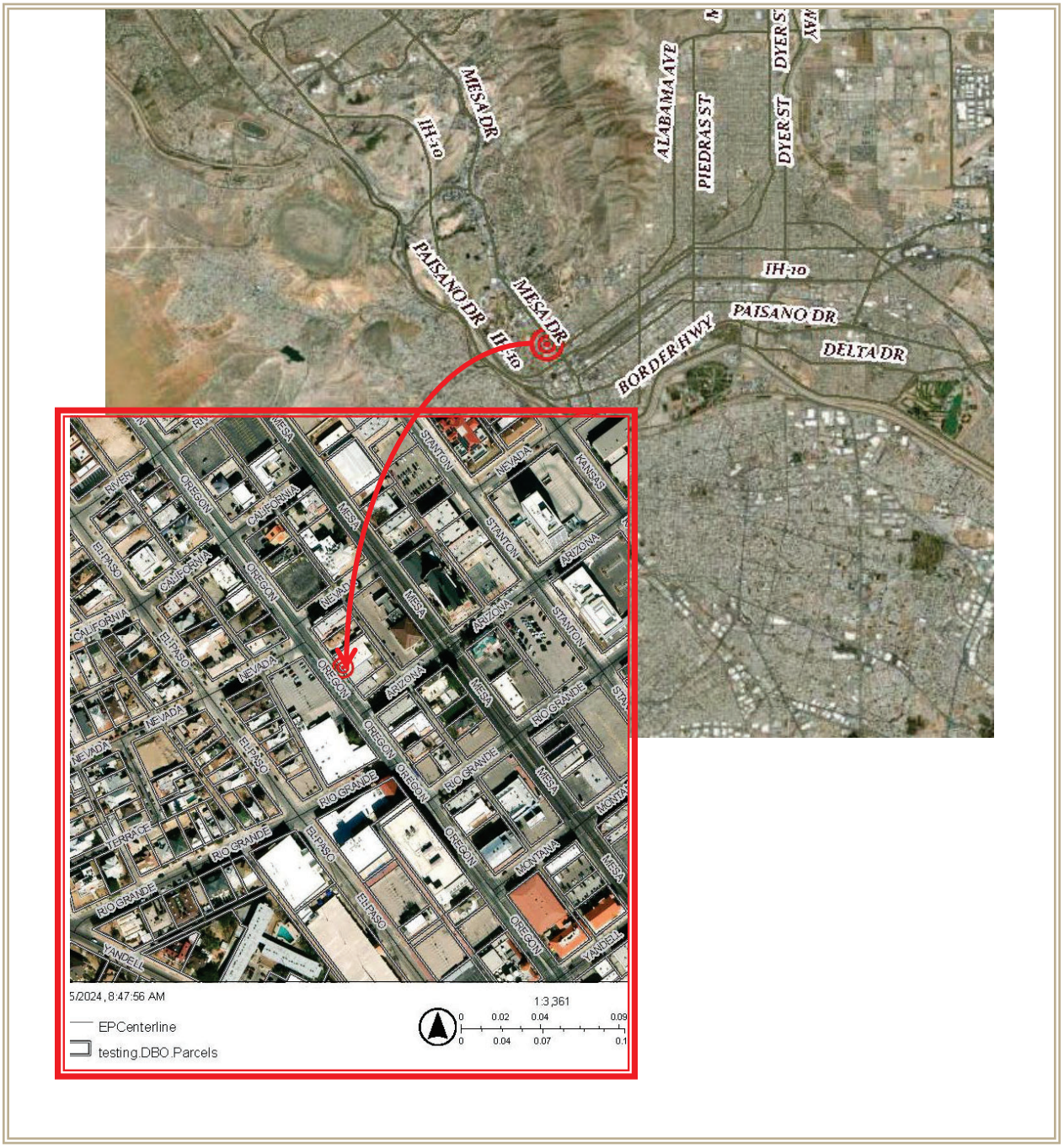


Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

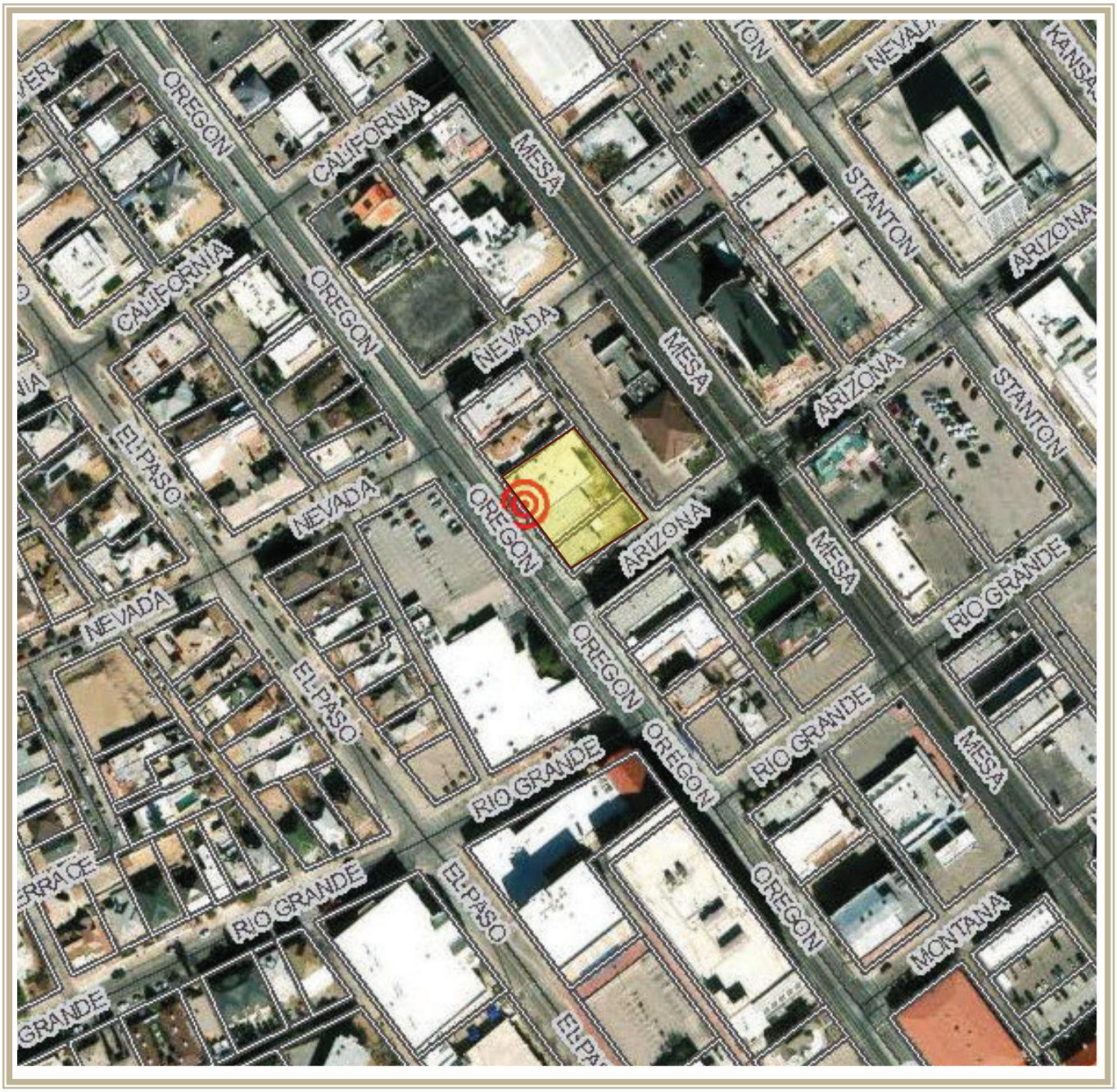


Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

1. Sd Special District
2. C1 Commercial

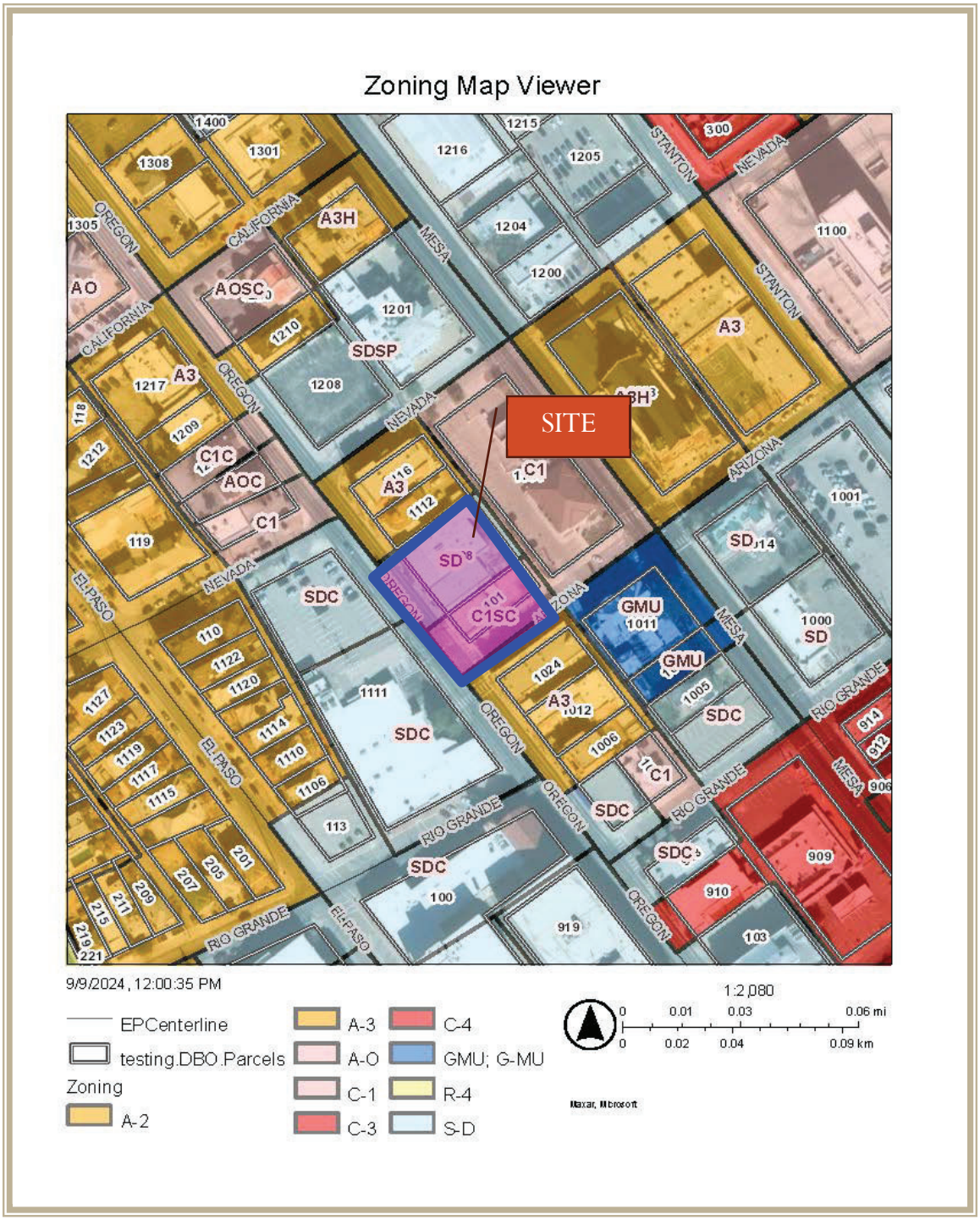


Figure 3: existng zoning of the site

Figure 2: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

Arizona and N. Oregon

City Plan Commission — July 31, 2025

REZONING

CASE NUMBER:	**PZRZ24-00035**
CASE MANAGER:	Saul J. G. Pina, (915) 212-1604, PinaSJ@elpasotexas.gov
PROPERTY OWNER:	Misifu, LLC
REPRESENTATIVE:	SLI Engineering
LOCATION:	North of Arizona Ave. and East of N. Oregon St. (District 8)
PROPERTY AREA:	0.43 Acres
REQUEST:	Rezone from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use)
RELATED APPLICATIONS:	None
PUBLIC INPUT:	None received as of July 24, 2025

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan to allow for a proposed mixed-use complex.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

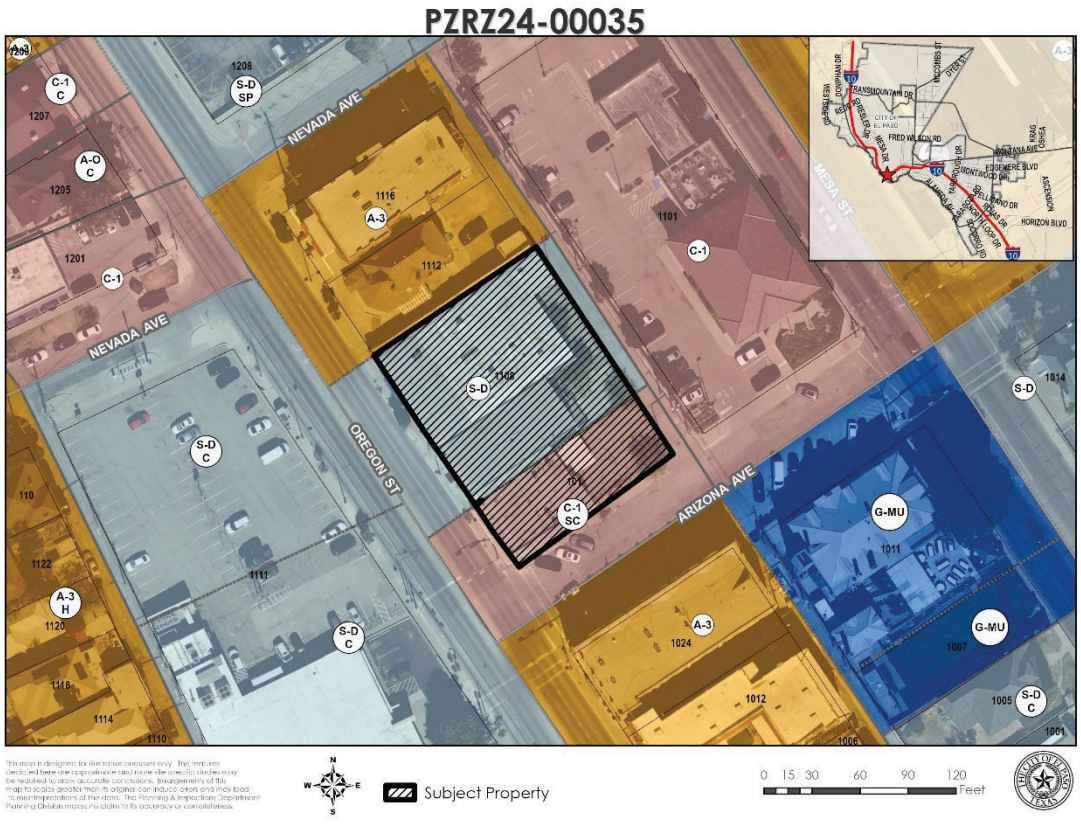


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from C-1/sc (Commercial/special contract) and S-D (Special Development) to G-MU (General Mixed Use), and is seeking approval of a Master Zoning Plan and a 32% parking reduction to allow for a proposed mixed-use complex. The property is approximately 0.43 acres in size. The master zoning plan shows forty-six (46) apartment units for the residential component and 5,366 square feet of commercial space for other retail establishments. Thirty-eight (38) parking spaces are to be proposed. Access to the development is proposed through an alleyway accessible from Arizona Avenue. The proposed development complies with zoning, landscape, and other requirements per code. The master zoning plan is being reviewed as per Title 20 of the El Paso City Code and is binding.

PREVIOUS CASE HISTORY: The following history is applicable to the case:

Ordinance No. 8610, dated March 4, 1986, changed the zoning from A-3 (Apartment) to C-1 (Commercial) and imposed conditions. Applicable conditions are the following:

1) *First Parties must remove the canopy, as shown on the site development plan, in order to provide the ten (10) off-street parking spaces. This must be done within thirty (30) days of approval of the rezoning request by the Mayor and City Council.*

Note: *Conditions are being satisfied through this request or have been previously satisfied.*

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use complex is in character with the surrounding neighborhood. Properties to the north include multi-family dwellings and a bank zoned A-3 (Apartment) and C-1 (Commercial); properties to the south include multi-family dwellings and a college, zoned A-3 (Apartment) and S-D/c (Special Development/conditions); properties to the east include an event center and a bank zoned G-MU (General Mixed Use) and C-1 (Commercial); and lastly, properties to the west include a college zoned S-D/c (Special Development/conditions). The nearest school, Triumph High School is 0.3 miles and the nearest park, Dunn Park is 0.4 miles in to the proposed development.

COMPLIANCE WITH *PLAN EL PASO*/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with *Plan El Paso*, consider the following factors:	
Criteria	**Does the Request Comply?**
Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property: **G-2, Traditional Neighborhood:** This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	Yes, the proposed G-MU (General Mixed Use) zone district is compatible with the future land use map designation. The proposed zoning will permit flexible and designed development while maintaining a mix of residential and commercial land uses on the property.
Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site: **G-MU (General Mixed Use):** The purpose of this district is to accommodate, encourage and promote innovatively designed developments involving the combining and mixing of uses allowed in various zoning districts with appropriate regulations, which together form an attractive and harmonious unit of the city. The regulations of this district are intended to allow for large-scale	Yes, the proposed zoning is compatible with surrounding commercial and residential areas, allowing for new mixed-use land uses, previously not existing.

developments that are able to function as individual neighborhoods or an integrated collection (two or more) of individual neighborhoods supported by civic, commercial and recreational uses; as small-scale developments requiring flexibility because of unique design characteristics; or as transitional areas between dissimilar land uses. It is intended that the district regulations permit flexibility and encourage more creative, efficient and aesthetically desirable design and placement of land uses.	
Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.	Yes. The subject property is located along Arizona Avenue and North Oregon street, which are designated as major arterials in the City's Major Thoroughfare Plan (MTP). The proposed complex will serve as a suitable mixed-use corridor for Transit-Oriented Development. (TOD)
THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	The subject property is not located within any historic districts nor any other special designation areas.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.	None. There are no anticipated adverse impacts.
Natural Environment: Anticipated effects on the natural environment.	None. The subject property does not involve green field, environmentally sensitive land, or arroyo disturbance.
Stability: Whether the area is stable or in transition.	The area has been in transition, with the last rezoning occurring four (4) years ago.
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 mixed-use complex will be accessible from both Arizona Avenue and N. Oregon Street, two (2) minor arterials classified on the City of El Paso's Major Thoroughfare Plan (MTP) and are suitable as a Transit-oriented Development (TOD). Primary access will be via a dedicated alleyway at the rear of the property. The proposed development is accessible for both vehicular and pedestrian traffic and connects to various mixed uses near Interstate 10. Sidewalks and on-street parking are already present. Multiple bus routes, including Brio and the streetcar, run along Arizona Avenue, with the nearest bus stop 0.06 miles in proximity to the complex.

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

PUBLIC COMMENT: The subject property is located within the El Paso Central Business Association and the Sunrise Civic Group, which the applicant contacted. Notices were sent to property owners within 300 feet of the subject property on July 18, 2025. As of July 24, 2025, the Planning Division has not received any communication in support or opposition to the rezoning request.

CITY PLAN COMMISSION OPTIONS:

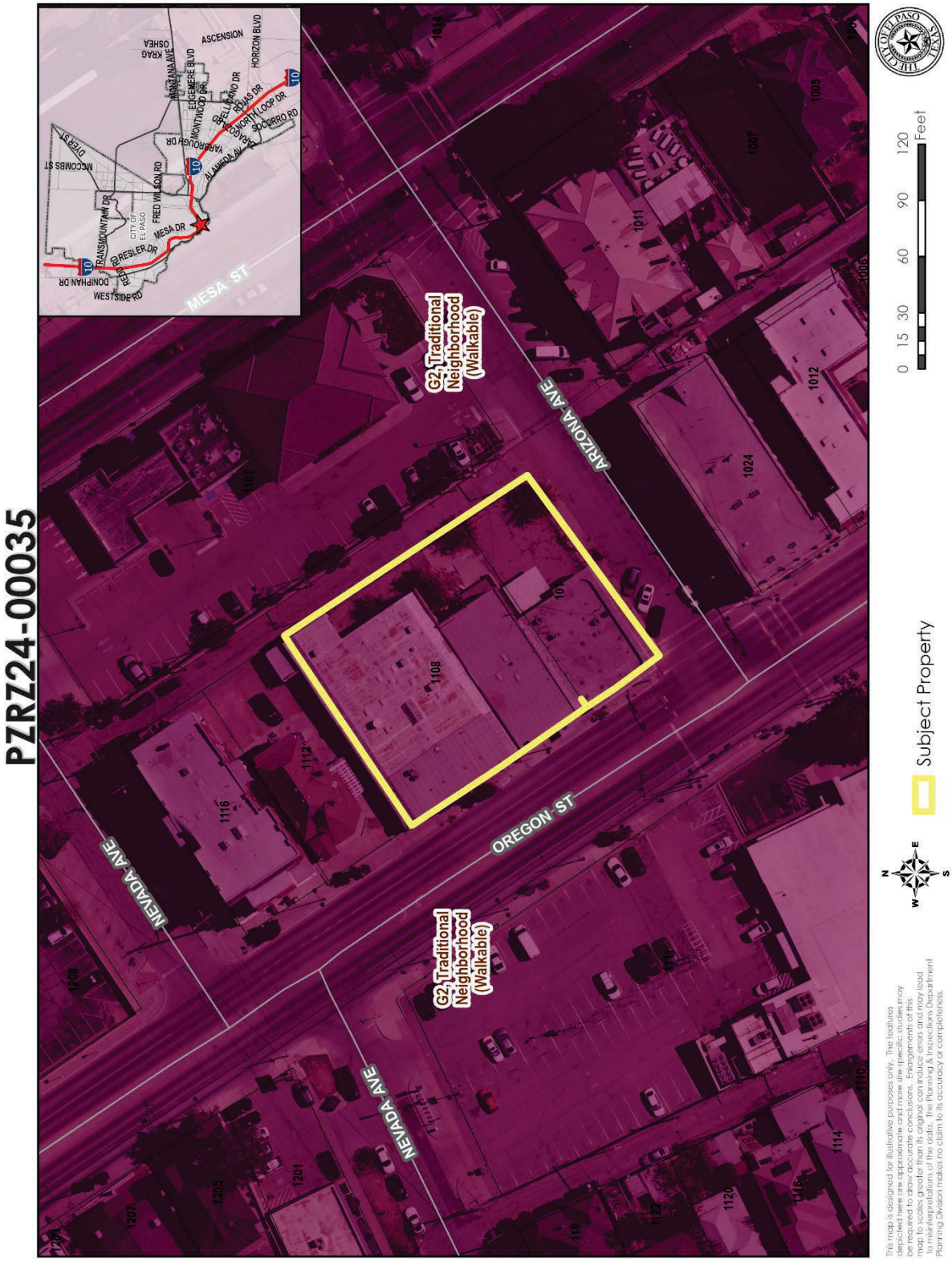
The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(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. Master Zoning Plan
3. Elevations
4. Master Zoning Plan Report
5. Department Comments
6. Neighborhood Notification Boundary Map

ATTACHMENT 1



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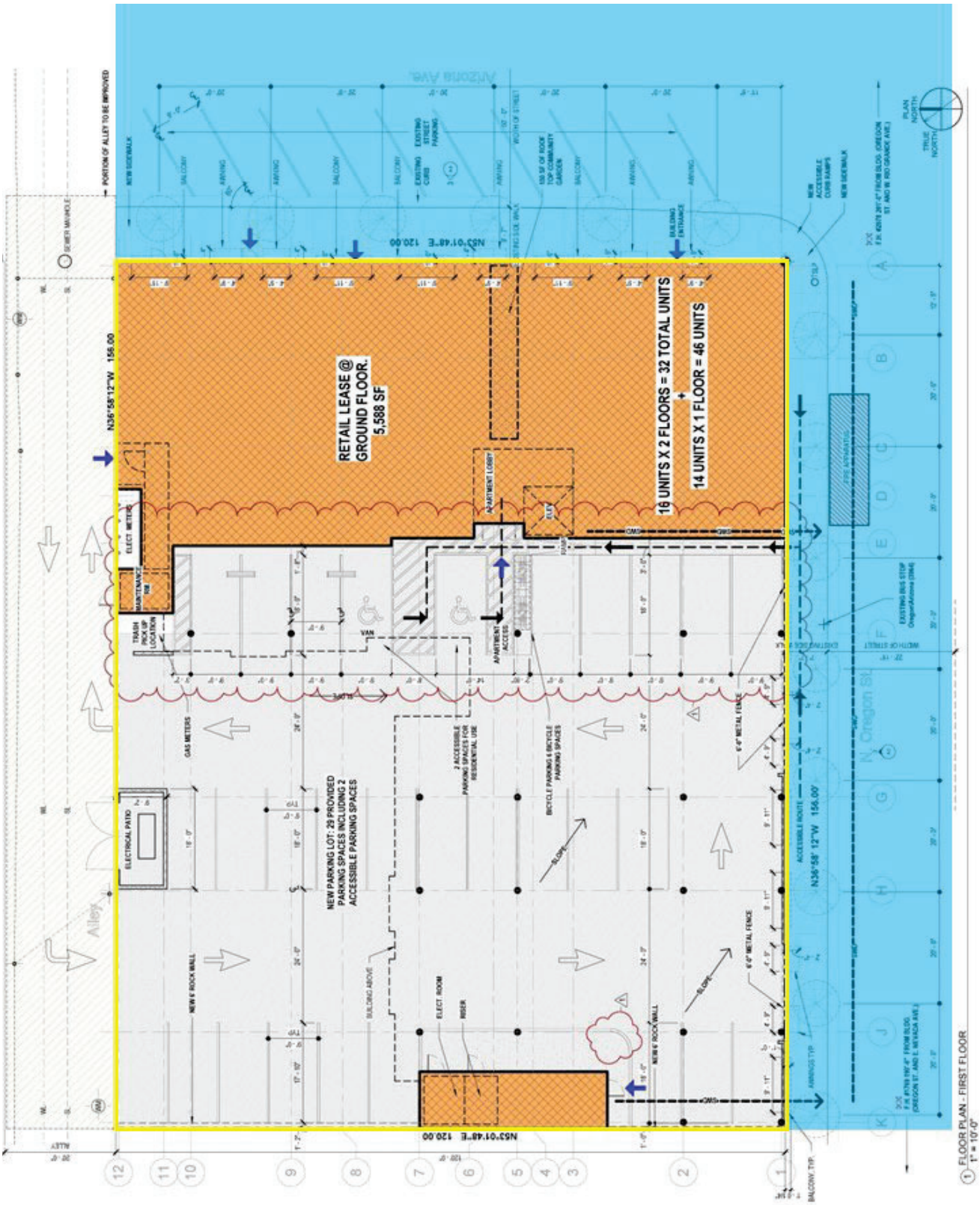

ATTACHMENT 3

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
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ATTACHMENT 4

General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

d:\my docs\in-situ\oregon and arizona\zoning report gmu.docx

abstract

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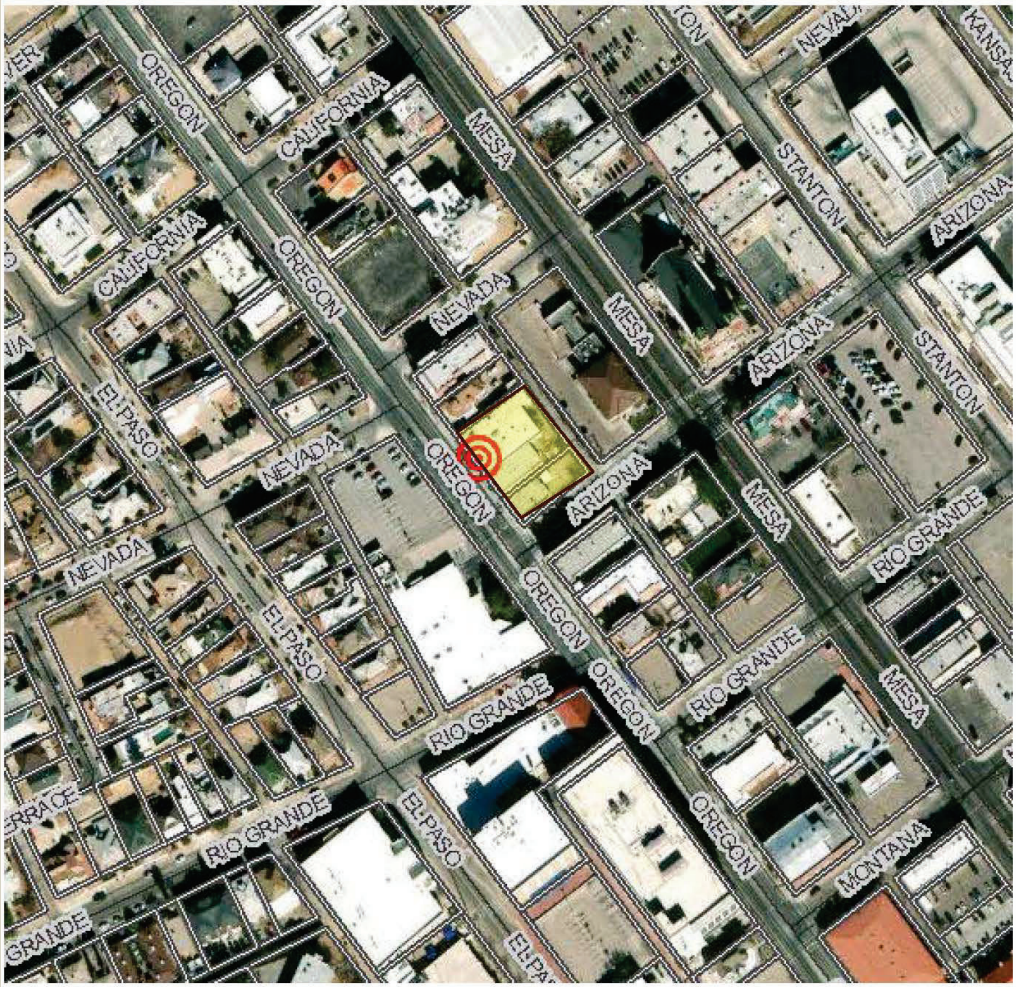

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1. Sd Special District
2. C1 Commercial

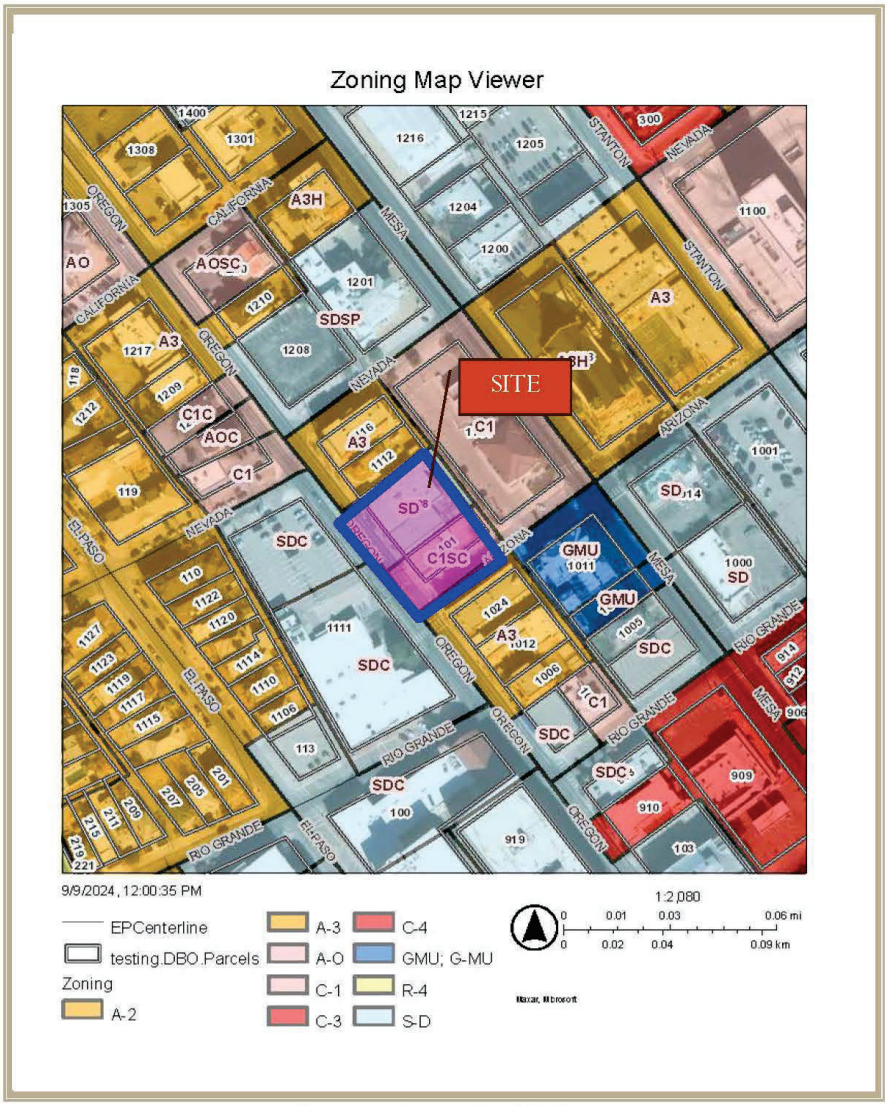


Figure 3: existng zoning of the site

Zoning Plan, RMU

7

Figure 2: existng zoning of the site

Proposed zoning and uses

The site will be rezoned to GMU, General Mix Use.

The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

The building will consist of four stories as follows:

GROUND FLOOR: 6,635 SF

SECOND FLOOR: 13,975 SF

THIRD FLOOR: 13,975 SF

For a total of 48,450 SF

The residential count within the building is located within the second, third and fourth story to include three efficiencies, 40 one-bedroom and 3 two-bedroom units.

The other retail establishment, low volume, will be located within the first level as follows:

- RETAIL 1 - 2,326 SF
- RETAIL 2 - 1,069 SF
- RETAIL 3 - 1,823 SF
- LOBBY - 171 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 62 SF
- RISER - 55 SF

The communal room, 1,417 SF is located within the Fourth floor

The total area of the Non-Residential aspect is 7,241 SF

The proposed Open Space area is 11,207 SF

The required Parking is 87 Parking spaces and 2 bikes racks.

The proposed parking is 45 spaces and 6 bike racks

FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

8

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

10

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Zoning Plan, RMU

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

11

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

12

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Zoning Plan, RMU

13

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

14

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

Zoning Plan, RMU

15

ATTACHMENT 5

Planning and Inspections Department - Planning Division

Staff recommends **APPROVAL** of the rezoning request, parking reduction, and master zoning plan. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan, for the G-2, Traditional Neighborhood (Walkable) future land use designation.

Planning and Inspections Department – Land Development

1. Show proposed drainage flow patterns on site plan and identify the discharge location(s) for all storm-water runoff.
2. 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.

Fire Department

Recommend approval: No adverse comments.

Streets and Maintenance Department

Transportation Engineering Department has the following comments.

1. No objections to application.
2. Approved parking study analysis.

Street Lights Department does not object to this request.

Street Lights Department requires that all projects that involve a roadway are to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

For the development of a project a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals**. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site***. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)* and any other applicable standards or requirements of the city. City of El Paso Codes to be followed:

*Title 19 - 19.16.010 - Streetlighting.
**18.18.190 – Submission contents.
*** 19.02.040 Criteria for approval.

Contract Management Section

It is the responsibility of the contractor to address any damages to concrete and/or street pavements within the city right-of-way. Such damages shall be repaired or replaced in accordance with DCS and El Paso City Municipal Codes, as applicable, and/or as directed by city engineers.

Sun Metro
Sun Metro has the following comment to follow:
No effect on Sun Metro transit operations or services.

El Paso Water
EPWater-PSB does not object to this request.

Water:
There is an existing 8-inch diameter water main located along Oregon Street located approximately 25-feet west of the eastern right-of-way line. This main is available for service
There is an existing 8-inch diameter water main located along Arizona Avenue located approximately 20 - 26-feet south of the northern right-of-way line. This main is available for service.

There is an existing 20-inch diameter water main that extends 5 feet west of the eastern right-of way of the alley east of Oregon Streeet. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

Previous water pressure from fire hydrant #2078 located on the east side of Oregon St. and Rio Grande Ave. intersection has yielded a static pressure of 56 (psi), a residual pressure of 50 (psi) and a discharge of 1186 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

EPWater records indicate two-active domestic meters, 1" and ¾" meters serving the subject property. The service addresses for this meter are 101 Arizona Ave. and 1106 N. Oregon St.

Sewer:

There is an existing 6-inch diameter sanitary sewer main that extends 10 feet west of the eastern right-of way of the alley east of Oregon St. This sanitary sewer main is available for service.

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

Stormwater:
EP Water-SW reviewed the property described above and provide the following comments:

- As per Municipal Code: new developments and redevelopments are required to maintain the

pre-development hydrologic response in their post-development state as nearly as practicable to reduce flooding. The code also encourages the use of nonstructural storm water management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

El Paso County 911 District
The 911 District has no comments or concerns.

Texas Gas Service
In reference to case PZRZ24-00035 - 101 Arizona and 1108 Oregon, Texas Gas Service has a service line at 1108 Oregon St.

El Paso Electric
We have no comments for 101 Arizona and 1108 Oregon.

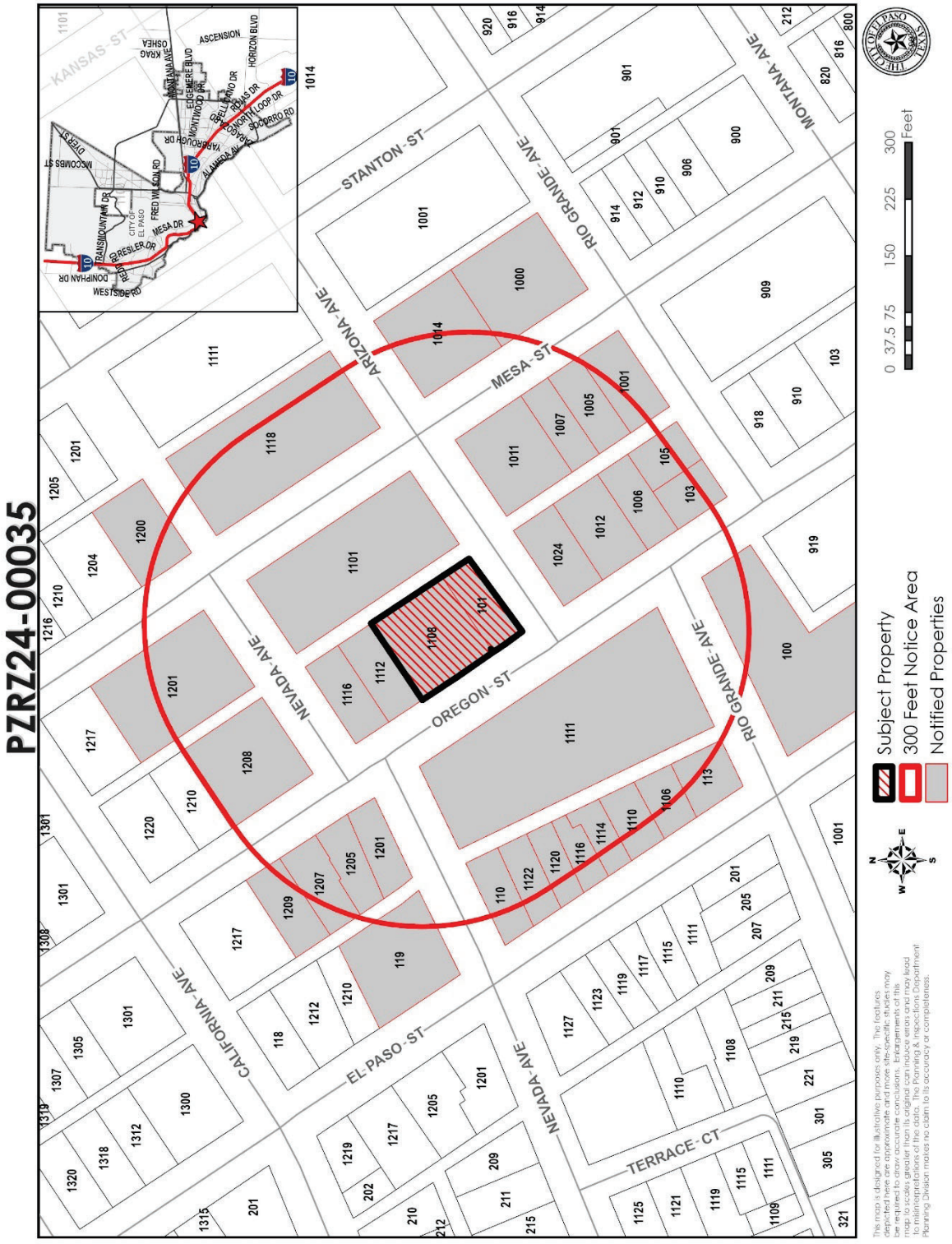
El Paso County Water Improvement District No. 1
No comments received.

Police Department
No comments received.

Environment Services
No comments received.

Texas Department of Transportation
No comments received.

ATTACHMENT 6



PROJECT CALCULATION DATA

APPLICABLE CODES

INTERNATIONAL BUILDING CODE 2021
NFPA
ADDAG
TAS

ZONING

PROPOSED ZONING - GENERAL MIXED USE
YARD STANDARDS OREGON ST.
FY - 0'-0"
RY - 0'-0"
SYE - 0'-0"
SYW - 0'-0"

OCCUPANCY

GROUP R2, A2

CONSTRUCTION

TYPE V-B
TYPE V-B S = 3 ABOVE PODIUM

ALLOWABLE BUILDING HEIGHT (TABLE 504.3)

TYPE V-B S = 60

LAND AREA

TOTAL LAND AREA = 18,680 SF = **0.43 ACRES**

BUILDING AREA

13,975 SF GROUND X 2 LEVELS
13,865 SF GROUND X 1
6,335 SF GROUND X 1
= 48,450 SF GROSS

ALLOWABLE AREA IN SF (TABLE 506.2)
R2 SM TYPE VB = 21,000 SF PER FLOOR

SITE DESCRIPTION

The site is legally Subdivided. The legal description is Lots 15 through Lot 20, Block 13, Harts survey No. 9
The address is 101 Arizona and 1108 Oregon.

RESIDENTIAL COUNT

LEVELS	EFFICIENCY	1 BDRM	2 BDRM
SECOND LEVEL	1	14	1
THIRD LEVEL	1	14	1
FOURTH LEVEL	1	12	1
TOTAL:	**3**	**40**	**3**

GRAND TOTAL: 46

PROPOSED NONRESIDENTIAL LAND USE

GROUND FLOOR (5,824 SF):
- **RETAIL 1 - Other Retail Establishment (low-volume) - 2,386 SF**
- **RETAIL 2 - Other Retail Establishment (low-volume) - 1,091 SF**
- **RETAIL 3 - Other Retail Establishment (low-volume) - 1,889 SF**
- LOBBY - 140 SF
- OFFICE - 160 SF
- MAIL ROOM - 68 SF
- MAINTENANCE - 90 SF
- ELECTRICAL - 63 SF
- RISER - 54 SF

FOURTH FLOOR (1,417 SF):
- COMMUNAL ROOM - 1,417 SF

TOTAL NONRESIDENTIAL: 7,358 SF

MAXIMUM PROPOSED DENSITY FOR NONRESIDENTIAL LAND USE:

48,450 SF GROSS / 7,358 NONRESIDENTIAL SF X 100 =
.07% OF THE TOTAL SF IS NONRESIDENTIAL LAND USE (FLOOR AREA RATIO)

PARKING CALCULATIONS

RESIDENTIAL	COMMERCIAL
3 EFF. UNITS X 1 P.S. = 3 P.S.	5,366 SF / 360 = **MIN 15 P.S.**
40 1BD UNITS X 1.5 P.S. = 60 P.S.	5,366 SF / 250 = **MAX 21 P.S.**
3 2BD UNITS X 2 P.S. = 6 P.S.	
69 P.S.	

MIN. REQ. = 84 P.S.
PROVIDED = 29 + 9 STREET PARKING = 38 P.S.
49 P.S. SHORT

BIKE RACK CALCULATIONS

REQUIRED 2 BICYCLE PARKING SPACE /
PROVIDED 4 BICYCLE PARKING SPACES

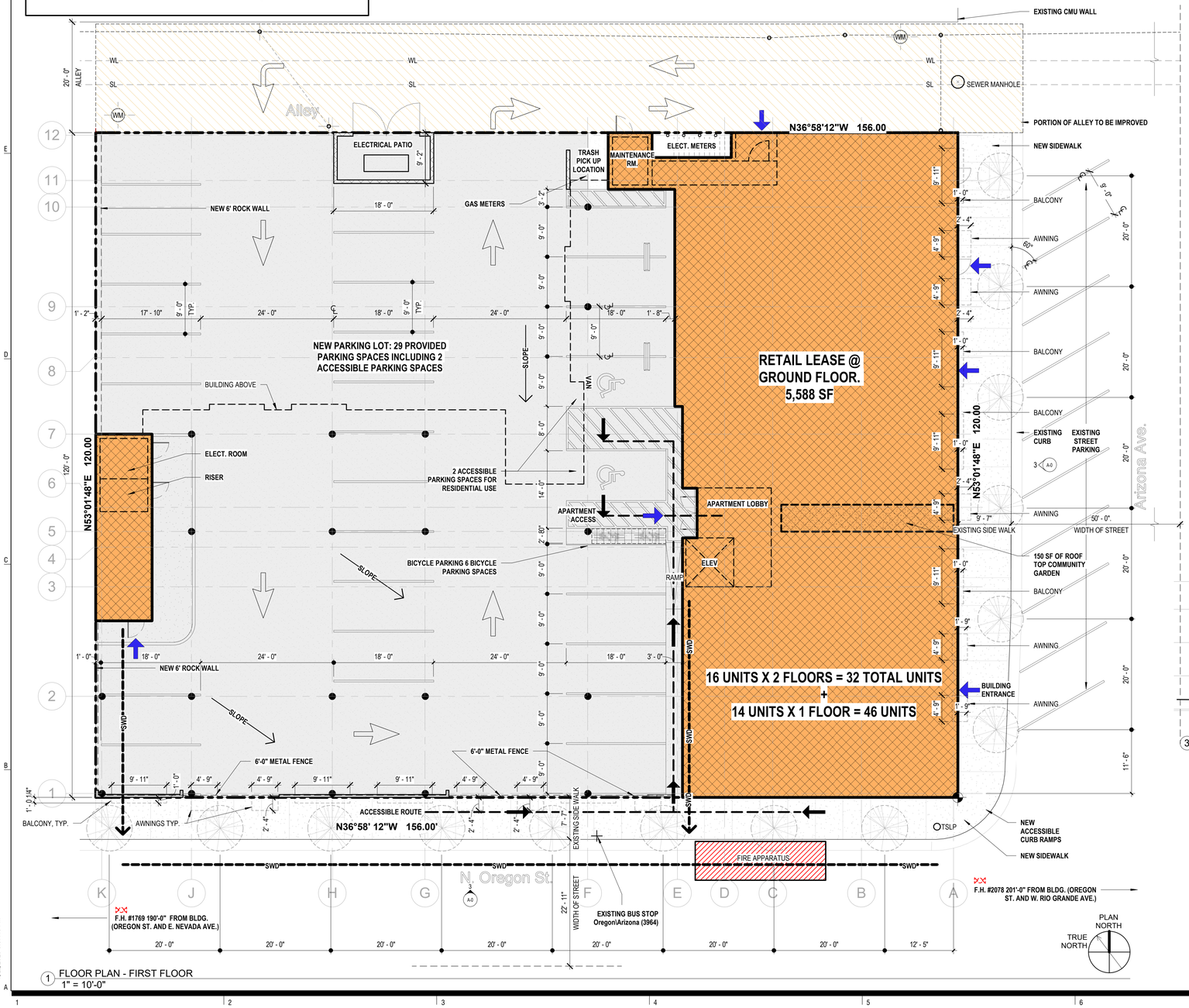
LANDSCAPE CALCULATIONS

PER GENERAL MIXED USE:
NO LANDSCAPE REQUIREMENTS PROVIDED.
PROPOSED PARKWAY TREES @ 20'-0" O.C.

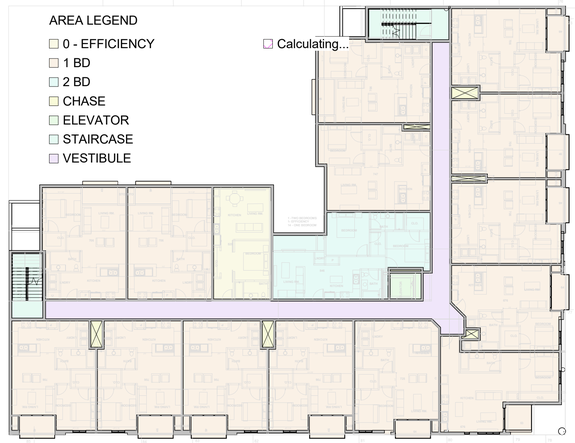
PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL
9.15.2025
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

PROJECT LEGEND - FOR REPRESENTATION PURPOSES ONLY

SYMBOL		S.F. / ACRE / DISTANCE
	OPEN SPACES	OPEN SPACES = 12,047 SF = 0.276 ACRES
	BUILDING FOOTPRINT	GROUND FLOOR: 6,570 SF SECOND FLOOR: 13,975 SF THIRD FLOOR: 13,975 SF FOURTH FLOOR: 13,865 SF **TOTAL: 48,385SF**
	BUILDING FOOTPRINT ABOVE	
	BICYCLE PARKING	N/A
F.A.	FIRE APPARATUS	N/A
	PORTION OF ALLEY TO BE IMPROVED	
SWD	STORM WATER DRAINAGE	N/A
	ACCESSIBLE ROUTES	N/A
	BUILDING ENTRANCE	
SLOPE	PROPOSED SLOPE	
	FIRE HYDRANT #2078 & #1769	#2078 @ 201'-0" (OREGON ST. AND W. RIO GRANDE AVE.) #1769 @ 190'-0" (OREGON ST. AND E. NEVADA AVE.)
WM	WATER MAIN	
	POWER POLE & OVERHEAD UTILITY LINE	
	SEWER MANHOLE	
WL	WATER LINE	
SL	SEWER LINE	



1 FLOOR PLAN - FIRST FLOOR
1" = 10'-0"



2 2ND - 4TH FLOOR TYP. - SCHEMATIC LAYOUT
1" = 20'-0"

3 ELEV @ OREGON ST.
1" = 20'-0"

4 ELEV @ ARIZONA ST.
1" = 20'-0"

in*situ ARCHITECTURE
112 Texas Avenue | El Paso, TX 79901
p 915.533.7488
www.insituarc.com

REGISTERED ARCHITECT
EDGAR LOPEZ
22545
STATE OF TEXAS

07.21.25

VISTA NUEVA MIXED-USE DEVELOPMENT

MISIFU LLC

101 Arizona Ave.
El Paso, TX 79902

KEY PLAN

REVISION SCHEDULE

Number	Date	Description
0	07.21.25	REVISION #4

PROJECT STATUS:	**PRE-DEVELOPMENT**
ISSUE DATE:	**04.03.25**
PROJECT NO.:	**24015**
DRAWN BY:	FT,JD
CHECKED BY:	EL

MASTER ZONING PLAN

A-0

7/22/2025 3:37:40 PM

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General Mixed Use Zoning Report

1108 OREGON, & 101 ARIZONA, El Paso, Texas

Prepared by: Georges Halloul, P.E.

SEPTEMBER 2024

PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

9.15.2025
DATE

APPLICANT

Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION

CITY MANAGER

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abstract

This study is intended to assist the owner/ developer in meeting the City requirements for re-zoning application of the proposed tracts. The report will address the requirements as set in the City Of El Paso Municipal Code Title 20, Section 20.10.360G..

limitations

This report has been prepared for the exclusive use of The City of El Paso, AND I Situ Architects., and its consultants for evaluation purposes and does not contain information for other parties or other uses.

The results submitted in this report are based on data obtained from the following sources:

1. SLI Engineering, Inc.
2. The City of El Paso
3. Texas Department of Transportation
4. In Situ Architects
5. Field data collected during the study

If the project information described in this report is incorrect or altered, or if new information is available, we should be retained to review and modify the results of this study.

Introduction

In Situ Architect and SLI Engineering, Inc. are in the process of a Rezoning Application for existing site located on the northeast corner of Oregon and Arizona St.. The developer is applying for a General Mixed Use to accommodate, encourage and promote an innovatively designed mix of Multifamily, other retail establishment, low volume, and office space uses.

.

Executive summary

The proposed development will be in compliance with all the General Design Principals, General Design Elements, Architectural Objectives, Roadway Design, Parking, Setbacks and Landscaping principals and requirement listed under Chapter 20.10.360G Supplemental Use Regulations, residential Mixed Use Development.

Also the proposed development is in compliance with the Land Use and City Goals and Policies:

- **Land Use City Forms:** The proposed development consists of a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.
- **Residential :** This development will promote fair housing by providing affordable housing, and market rate housing in accordance with Federal, State and Local regulations. The wide range of proposed housings, detached units, 1,2 and 3 bedroom apartments, will respond to the needs of all economic segments of the community. Also the proposed private amenities encourage the use of planned unit development

- **Neighborhoods:** The proposed development with the walking trails and the circular drives provides safe and efficient vehicular and pedestrian circulation systems. The community facilities are scattered throughout the development within walking distance from most dwellings. The neighborhood retail establishment, low volume, services will be compatible with the neighborhood residential character.

Site Location

The proposed Sites consist of a parcel of land located at the central area of El Paso, El Paso County, Texas. The Site is located on the northeast corner of Arizona and Oregon

The parcel is shown on the following exhibit.

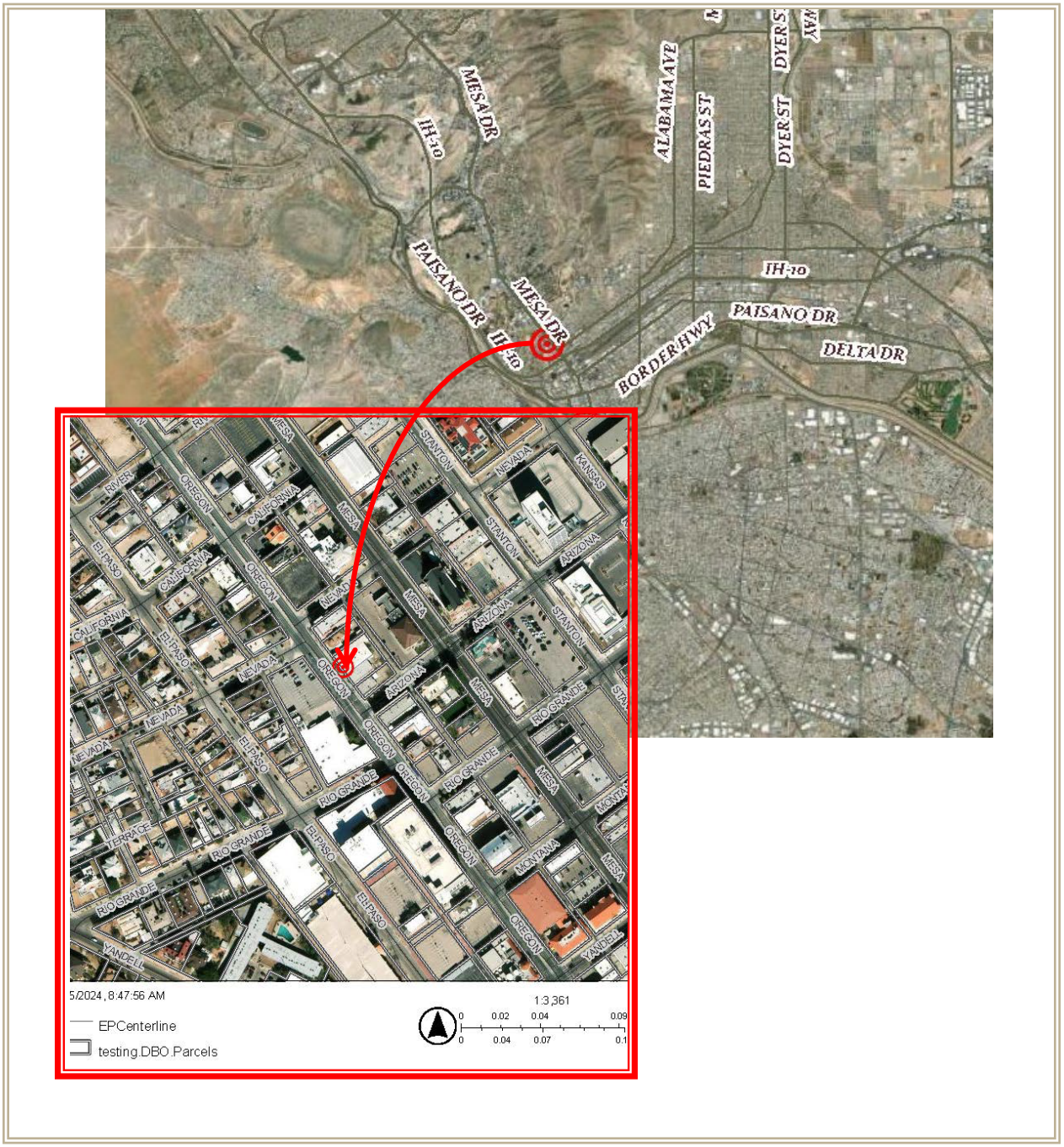

Figure 1: site location

The following is an aerial photo showing the location of the site shaded in yellow. The site has frontage on Oregon St. and on Arizona St... The site is bound by Sunset Rd. on the north, Commercial and Light Manufacturing on the south, Commercial on the west, and Ripley Dr., commercial and light manufacturing on the east.

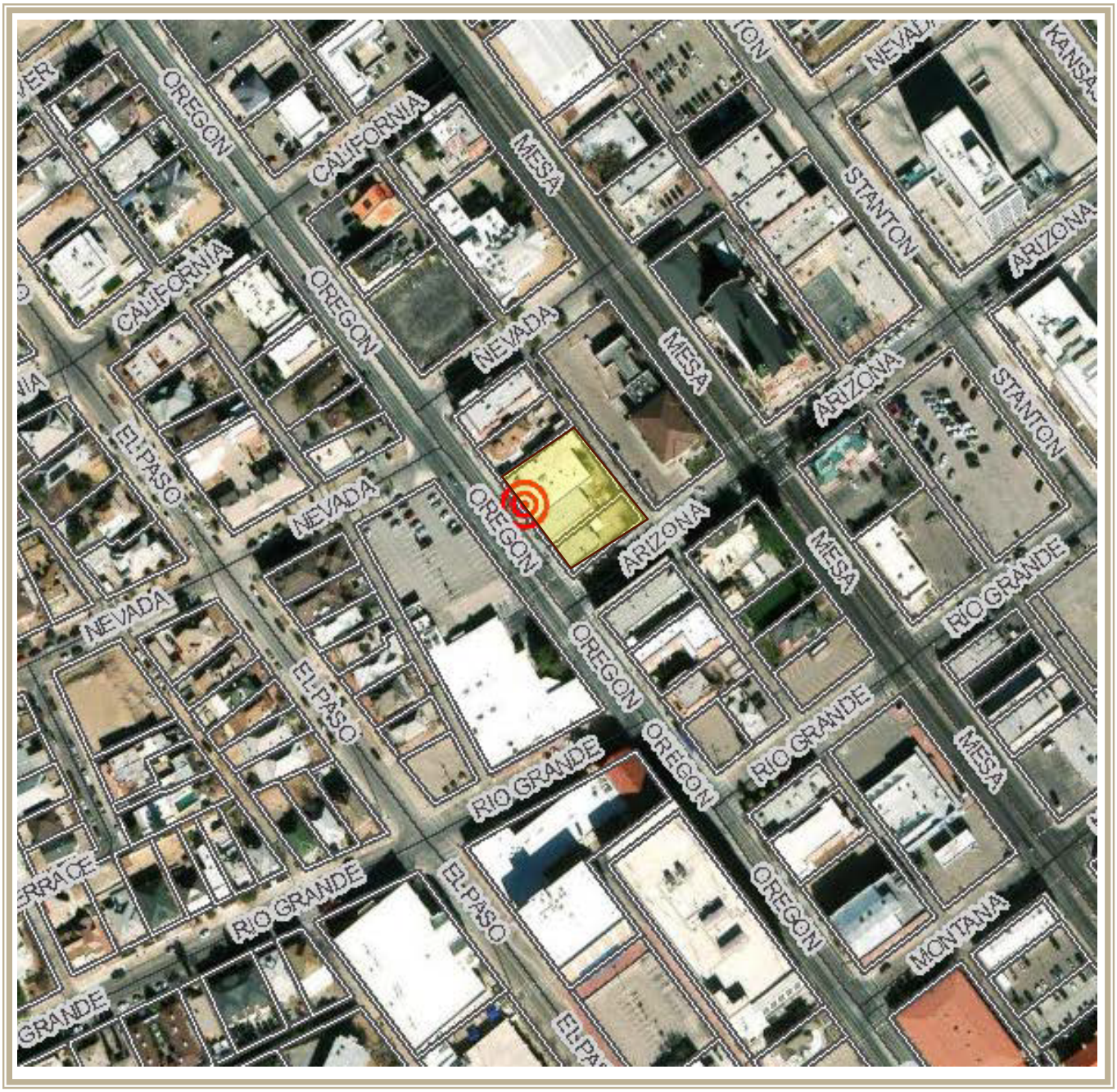

Figure 2: aerial photo of the site

Site Description

Subdivision:

The site is legally Subdivided. The legal Description is Lots 15 through Lot 20, Block 13, Harts survey No. 9

The address is 101 Arizona and 1108 Oregon.

Zoning:

The site consists of two zoning Designations:

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2. C1 Commercial

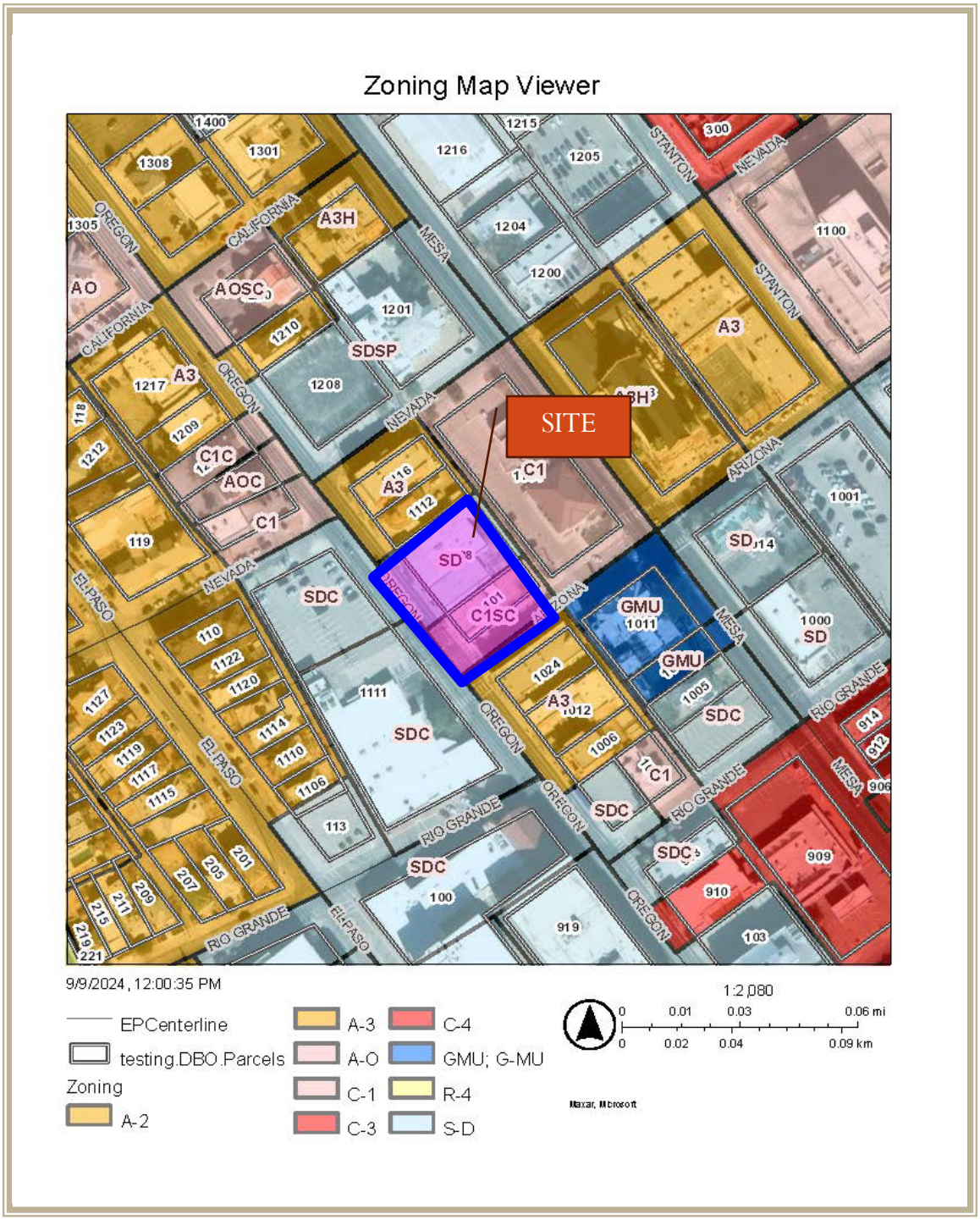

Figure 3: existng zoning of the site

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The site is 0.4298 acres, 18,720 SF. The developer is planning to construct a building, and a parking lot.

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FOURTH FLOOR: 13,865 SF TOTAL: 48,450SF

Principals and Requirements

The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan. According to the General Design Principles as per Title 20.10.360G, the following bullets are to be used as guidelines only," and compliance with any guideline within a mixed-use development shall be determined on a case by case basis as part of the master zoning plan and mixed use development plan approval. It is not intended that every mixed-use development conform to all or any set number of the enumerated design guidelines".

Development Perspective.

i. That the natural infrastructure and visual character of the development area be retained as derived from existing topography, riparian corridors and other environmentally sensitive areas.

The land has been occupied by several buildings and the surrounding areas have been developed. The proposed design will enhance the character of the area and the topographic will not change from the existing topography.

ii. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The development consists of demolishing the existing buildings and redeveloping them into several mixed uses. The Mix-use will be compatible with the existing usage along all property lines and will enhance the area and will provide services that the vicinity lacks.

iii. That proposed development contiguous to urban areas be organized as town centers and neighborhoods, and be integrated with the existing urban pattern.

The proposed development will have a work live type of development that contains residential, office, retail, dining and entertainment. The proposed mix uses serve as a miniature town center.

iv. That proposed development noncontiguous to urban areas is organized in the pattern of an isolated community consisting of a complete town center serving the neighborhood(s).

The site is surrounded by industrial development and commercial and it will serve as a service center for the surrounding community.

v. That a mixture of housing types and densities be distributed throughout the mixed-use development.

The development will have several residential units, office space, retail space, ball room and party room, meeting room, and green areas.

vi. That transportation corridors be planned and reserved in coordination with land use patterns.

The corridors are existent.

vii. That natural or man-made green corridors and open space areas be used to define and connect neighborhoods to other facilities within the development, and that these areas allow for connectivity outside of the development where feasible.

The proposed development has sidewalks along all the frontage of two streets that connect the development with the surrounding communities.

viii. That the development includes a framework of transit, pedestrian and bicycle systems that provide alternatives to the automobile.

The developer will coordinate with Sun Metro to provide Bus Stops adjacent to the proposed development.

ix. That neighborhoods with town centers be the preferred pattern of development and that developments specializing in single use be discouraged.

This development combine is an example of mix uses that should be encouraged throughout the City.

x. That neighborhoods be compact, pedestrian-friendly, and mixed use.

The proposed development includes sidewalks, and bike racks. It also consists of the mix uses described earlier.

xi. That ordinary activity of daily living occurs within walking distance of most dwellings.

The proposed residential apartment is located in the same building which allows the tenant to walk to all the proposed uses.

xii. That interconnected networks of streets be designed to disperse and reduce the length of vehicle trips.

The development is existent and the streets are existent too.

xiii. That within neighborhoods, a range of housing types and price levels be provided to accommodate people of diverse ages and incomes.

This item does not apply

xiv. That appropriate building densities and land use be provided within walking distance of transit stops.

We will Coordinate with SunMetro to provide bus stops close by the proposed development

xv. That civic, institutional and other retail establishment, low volume, activities be embedded, and not isolated, in the development.

This item does not apply

xvi. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed development will green areas, landscaping and roof top

xvii. That a development has sufficient size to accommodate the mixed-use concentration of uses.

The breakdown of the proposed mixed use is shown in table 1.

Building Perspective.

The following items are the guidelines for building perspectives under to the General Design Principles as per Title 20.10.360G

i. That buildings and landscaping contribute to the physical definition of streets as civic places.

The building park ways, and the roofs will be landscaped with trees and shrubs..

ii. That the design of streets and buildings reinforce safe environments.

The building and streets are already in place.

iii. That architecture and landscape design grow from local climate, topography, history and building practice.

The design will be typical design for this region.

iv. That the preservation and renewal of historic buildings be facilitated.

Does not apply

v. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

Please refer to the attached site plan.

2.

General Design Elements

The following items are the general design elements according to the General Design Principles as per Title 20.10.360G

1. Neighborhoods limited in size and oriented toward pedestrian activity.

   The site is designed with sidewalks along the frontage of the adjacent streets to make it pedestrian friendly.

2. A variety of housing types, jobs, shopping, services, and public facilities.

   The development consists of apartment, other retail establishment, low volume, dining and green areas.

3. Residences, shops, workplaces, and other buildings interwoven within the neighborhood, all within close proximity.
   All proposed development are located within one building
4. A network of interconnecting streets and blocks that maintain respect for the natural landscape.

The streets are existing.

5. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.

   The developer and the design team will comply with this item.

6. A coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit and automotive vehicles.

   The site will have walking sidewalks, and bus stops to encourage public to use alternative transportation methods.

7. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.

   The site will enhance the visual enjoyment of the neighborhood.

8. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.

   The combination of restaurant, patio area, and nursery will be the focal point for community identity.

9. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmonious environment.

   The design team will make every effort to comply with this item.

10. Classification of uses deploying a range from rural-to-urban to arrange in useful order the typical context groupings of natural and urban areas to ensure compatibility of land uses.

    This item does not apply.

The proposed development complies with most of the items listed above. The developer and the design team will make an extra effort to comply with items 7 through 10.

Architectural Objectives.

As previously stated, the architectural design of the proposed development will achieve the following objectives as part of the mixed-use development plan:

1. Architectural compatibility;
2. Human scale design;
3. Integration of uses;
4. Encouragement of pedestrian activity;
5. Buildings that relate to and are oriented toward the street and surrounding buildings;
6. Residential scale buildings in any mixed residential area;
7. Buildings that contain special architectural features to signify entrances to the mixed-use development; and
8. Buildings that focus activity on a neighborhood open space, square or plaza.

Roadway Design.

Driveways will be used for traffic circulation within the proposed development. The design of these driveways will comply with City of El Paso rules and regulations.

Parking.

The required spaces of parking will be calculated and provided according to the parking requirements in Chapter 20.14. However, the project might require additional parking that is available on adjacent streets

.

Setbacks.

According to the to the General Design Principles as per Title 20.10.360G ," Properties within a mixed-use development shall be allowed zero setbacks for all uses, unless otherwise required by the city council as part of the review of the master zoning plan". Therefore, this development will have a minimum of 0 foot setbacks.

Landscaping.

According to the General Design Principles as per Title 20.10.360G, "Uses within a mixed-use development shall not be required to conform to the landscaping requirements of Title 18 (Building and Construction) of the El Paso City Code".

The proposed landscaping, amenities and other green areas proposed within this development will be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

phasing

The development will be constructed in 1 phase.

Mixed use table.

Please refer to the following table for the proposed possible mix use for the development

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

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

Definitions:

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

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

Contributor / Donor Information:

Full Name	Cynthia Llamas
Business Name	Misifu, LLC
Agenda Item Type	
Relevant Department	

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

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

OR

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

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

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

Signature: _____ Date: 10/22/2024

File #: 25-1310, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Members of the City Council, Mayor Renard U. Johnson, (915) 212-0021

AGENDA LANGUAGE:

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

Discussion and action on a Resolution that the City of El Paso appoint to the Camino Real Regional Mobility Authority Christopher Lindner to Position 5, whose term will expire on February 1, 2026.

Board Appointment Form

City Clerk's Office

Appointing Office	Mayor Renard U. Johnson
Agenda Placement	Consent
Date of Council Meeting	10/28/25
Name of Board	Camino Real Regional Mobility Authority

Agenda Posting Language

Appointment of Christopher Lindner to the Camino Real Regional Mobility Authority by Mayor Renard U. Johnson.

Appointment Type	Regular

Member Qualifications

A person whose duties include daily operation of the Camino Real Regional Mobility Authority.

Nominee Name	Christopher Lindner
Nominee Email Address	[redacted]
Nominee Residential Address	[redacted]
Nominee Primary Phone Number	[redacted]
Residing District	District 1
City Employed Relatives	N/A

Board Membership

N/A

Real estate owned in El Paso County

N/A

Previous Appointee	Laura Enriquez
Reason for Vacancy	Resigned
Date of Appointment	10/28/25
Term Begins On	01/31/24
Term Expires On	02/01/26
Term	Unexpired Term

CHRISTOPHER LINDNER, MHA, MSS, RN, NE-BC

[redacted]

SENIOR ORGANIZATIONAL LEADER / EXECUTIVE
Numerous C-Suite Positions / Coalition Builder / Influencer

People are our greatest asset in any organization. Helping them to share in the mission, vision and success of the team is the most critical task for any leader. My teams have been successful in many diverse environments only because we possessed a shared understanding of our roles and responsibilities. In addition, we provided the necessary coaching, teaching, and mentoring to create high performing individuals who demonstrated the necessary stamina to achieve things they did not think were possible. As a leader, my greatest strength is my ability to operationalize a mission into a value statement; one that touches on the human benefits of our work.

PROFESSIONAL EXPERIENCE

Director, Health Informatics, Koniag Government Services, Telecommute (2023-present)
Serves as lead executive for Koniag Government Services for Revenue Cycle business operations. Program Manager for RevCycle business optimization at Fort Belvoir, A.T. Augusta Military Medical Center. Responsible for team of five professionals researching, analyzing, and reconciling issues causing coding and billing backlogs. Provides comprehensive executive decision-support and monitors implementation of action plans. Additionally serves as the Senior Project Manager for the J-5 Analytics and Evaluations Division of the Defense Health Agency (DHA) contract. Additional duties as a senior healthcare consultant and proposal writer/reviewer.

Senior Director, Analytic Strategic Solution Advisors, Optum, Telecommute (2022-2023)
Serves as the lead executive directing a team of solution matter experts and consultants supporting 175 hospital systems and healthcare organizations totaling more than 600 individual hospitals and healthcare centers. The team is responsible for consulting activities aimed at improving clients' performance in Revenue Cycle Management operations and Clinical Data Integrity systems and processes using Optum's Revenue Cycle Technologies. Maintains a thorough understanding of the clients' key performance indicators, strategic goals and objectives, and internal workflow requirements to achieve immediate and sustained improvement in case mix index, accurate and efficient coding/billing practices, proactive management of Geometric Mean Length of Stays, documentation of risk of mortality/major complications and comorbidities, social determinants of health, and payment integrity. Works with clients to prepare for changes in payer practices, maximize revenue, decrease costs, reduce payor denials and downgrades, and most important improve quality.

Senior Director of Healthcare Programs, Medical Center of the Americas Foundation, El Paso, TX (2020-2022)
Served as the lead executive for the MCA's healthcare related programs. Developed and oversaw multi-domain relationships between for-profit, not-for-profit, and federal and state government institutions. Leveraged those relationships to expand the MCA's influence and achieve its vision for the region. Responsible for healthcare ecosystem analyses, concepts, planning, proposal, execution, and evaluation of deliverables from all healthcare programs. Worked with multi-disciplinary teams, which included innovation, technology, start-up support, workforce, biotechnology, medical device manufacturing, campus development, government contracting, healthcare think tank, clinical research, clinical trials, marketing, and budget management. Proficient at policy development, project management, grant writing, product development cycles, and healthcare strategy.

Deputy Commanding Officer, William Beaumont Army Medical Center, El Paso, TX (2017-2019)
Served as the Chief of Staff and COO, for a 109-bed (expandable to 400 beds), 700,000 square foot Level III trauma and acute care teaching hospital, eight independent outlying primary care clinics responsible for more than 68,000 enrolled beneficiaries, and a state-of-the-art rehabilitation program. The hospital consisted of inpatient surgical, medical, psychiatric, labor and delivery, mother-baby unit, special care nursery, medical and surgical intensive care unit, and is a bariatric surgery center of excellence. Assisted the CEO in maintaining the health and welfare of more than 4,000 direct and indirect reports providing health services to more than 143,000 eligible beneficiaries in the El Paso region. Major duties included: policy development and enforcement, developing strategic plans, provider relations, marketing, market growth, service quality, referrals, systems development and integration, safety,

compliance, staffing, training and education programs, logistics, oversight of an annual operating budget of $340 million, and a management of a new hospital capital project transition exceeding $1.4 billion, working with Installation Management Activity and the Army Corps of Engineers. Additional responsibility for Health and Readiness Missions for MFGI and SRP. Served as interim CEO during an extended absence for the assigned CEO.

Deputy Commander for Inpatient Services, William Beaumont Army Medical Center, El Paso, TX (2016-2017)
Served as the Assistant Chief Nursing Officer and Director of the Department of Nursing in a 109-bed (expandable to 400-beds), 700,000 square foot Level III trauma and acute care teaching hospital. Responsible for more than 500 military and civilian direct and indirect reports. Accountable for all aspects of inpatient operations, bed management, staffing and operations, professional development, education and training, quality and safety, regulatory compliance, procurement of equipment and supplies, military readiness, credentialing, patient experience, clinical scopes of practice, and management of a budget exceeding $20 million per year. Inpatient units included Medical Unit, Surgical Unit, Intensive Care Unit, Mother-Baby Unit, Labor and Delivery Unit, Psychiatry Unit, Same-Day Surgery, and Pre/Post Anesthesia Care Units. Additionally responsible for HEDIS and HCAHPS performance.

Commander, 3rd Medical Recruiting Battalion, Fort Knox, KY (2013-2015)
Chief Executive Officer of a regional recruiting agency responsible for recruiting healthcare professionals and chaplains in more than 100 specialties for active duty and reserve service. Controlled a multi-million dollar annual budget for marketing and recruitment efforts. Responsible for 17 recruiting centers within a nine-state area with more than 370 direct and indirect reports. Oversaw the sustainment and progression of 250 professional students completing medical school, dental school, veterinary school, residency and other academic programs.

Director, Medical Training/Strength Management, Human Resources Command, Fort Knox, KY (2010-2013)
Served as Senior Executive of Human Resources for the Army's Nursing Service Line. Responsibilities included planning and executing all professional development and strength management programs for the service line, supporting more than 4,000 professional nurses from tactical to strategic levels. Communicated and executed goals aligned with the corporate strategy and objectives. Oversight of more than 300 professional nurses attending graduate programs, training with industry, and fellowships. The primary analyst and manager of global personnel distribution. Managed large data sets and predictive analyses. Provided strategic level planning, project management, program planning, and decision support to a multitude of senior executives to include the Army Surgeon General.

Deputy Commander for Allied Services, Dunham Army Health Clinic, Carlisle, PA (2008-2010)
Served as the Chief Nursing Officer supporting the Army War College and surrounding military bases with 11,000 enrolled beneficiaries. Directly responsible for the operations of pharmacy, laboratory, radiology, allergy and immunology, nursing, environmental health, occupational health, and industrial hygiene services supporting Pennsylvania and Northern West Virginia. Accountable for the clinical practice, readiness, resource management, compliance, quality, HEDIS and patient satisfaction metrics, emergency management, population health, utilization and referral management, emergency management, and patient safety.

Officer in Charge, Medical Operations, 31st Combat Support Hospital, Baghdad, Iraq (2007-2008)
Directly responsible for all medical operations over a 15-month combat deployment to include in-processing medical screenings of detainees, acute and chronic medical issues, wound care, behavioral health, population health and epidemiology, and medication management for more than 24,000 detainees in a Theater Internment Facility. Accountable for the competency and care provided by more than 100 U.S. and international medical personnel. Ensured 100% compliance with Army doctrine, Geneva Conventions, Rule of Law, International Committee of the Red Cross, and dignity of human life. Ensured the safety of everyone under my charge.

Director, Medical Management, Evans Army Community Hospital, Colorado Springs, CO (2005-2007)
Responsible for managing 31 direct reports in the functions of case management, utilization management and review, disease management, referral management, population health with an annual budget of $1.5 million. Represented the 78-bed acute care hospital in a 140,000 beneficiary Multi-Service Market with four Air Force Bases.

Served as the primary representative to the managed care contractor. Responsible for all HEDIS performance. Additional function as the only Nurse Methods Analyst and Acting Inspector General in the organization.

Commander, Warrior Transition Unit, Womack Army Medical Center, Fayetteville, NC (2002-2003)
Responsible for the health, welfare, and discipline of more than 280 direct and indirect reports. Directed the administrative processing of medical evaluation boards, workman's compensation processes, as well as the education and training of students in training at the hospital. Coordinated directly with senior Army leaders and executives to manage the care, rehabilitation, and processing of medical separations (workers' compensation). Accountable for property over $550,000.

Director, Pre-Admissions Unit, Womack Army Medical Center, Fayetteville, NC (2002)
Responsible for the clinical assessment, coordination, and preparation of 500-600 patients per month for ambulatory and inpatient surgical procedures supporting 13 medical and surgical services. Managed eight direct reports. Collected statistical data for performance improvement, patient satisfaction, and workload management. Accountable for budget, equipment, and supplies for the unit.

Director (Med-Surg Unit) & Chief Information Officer, 28th Combat Support Hospital, Tuzla, Bosnia (2001-2002)
Responsible for the management of a 20-bed (expandable to 36-beds) medical-surgical unit as part of a forward deployed Level III Combat Support Hospital serving more than 3,000 deployed personnel. Supported staffing of the Intermediate Care Ward and Intensive Care Unit while providing leadership and support of a five-bed trauma Emergency Medical Treatment section. Also, served as the Information Management and Public Affairs Officer.

Director, Post-Anesthesia Care Unit, Womack Army Medical Center, Fayetteville, NC (2000-2001)
Managed operations of a 28-bed multi-disciplinary Post-Anesthesia Care Unit with a monthly case load of 650-750 surgical cases in direct support of 10 surgical services and four clinics. Responsible for 27 direct reports and $1.9 million in equipment and $140,000 budget. Supervised all critical care nursing activities for both post-anesthesia care.

Cardiothoracic/Cardiac Care Nurse and Medical-Surgical Nurse, **Eisenhower Army Medical Center**, Augusta, GA and **Brian Allgood Community Hospital**, Seoul, Korea (1996-2000).

ACADEMIC APPOINTMENTS

Adjunct Faculty, College of Healthcare Administration, Baylor University (2018-2019)

EDUCATION

Master of Strategic Studies, U.S. Army War College, Carlisle, PA (2016)
Master of Healthcare Administration, Baylor University, Waco, TX (2005)
Bachelor of Science - Nursing, Lander University, Greenwood, SC (1996)

LICENSURE AND CERTIFICATIONS

Registered Nurse – States of GA and TX, Nurse Executive Board Certification, Lean Six Sigma Project Management

ADDITIONAL INFORMATION

Affiliations: American Nurses Association, American College of Healthcare Executives, Omar Bradley Chapter Association of the United States Army, Southwest Healthcare Executive Association
Awards, Recognition and Additional Training: Legion of Merit**,** Bronze Star Medal, Meritorious Service Medal (5x), Order of Military Medical Merit, Order of Laconia, Army War College Research and Writing Award, Who's Who in American Universities & Colleges. Graduate of the Interagency Federal Healthcare Executive Course, Medical Strategic Leader Program, Army Medicine Executive Skills Course, and Defense Strategy Course
Board of Director Appointments: ReadyOne Industries Commercial (July 2021-present), Conservation Society of El Paso (January 2022-present)
Additional Community Leadership Positions: FBCEP Deacon, Emergence Health Network Provider Network Advisory Council, El Paso Chamber Healthcare Advisory Board and Military Veterans Advisory Board

RESOLUTION

WHEREAS, by Resolution of March 13, 2007, the City Council of the City of El Paso created the Camino Real Regional Mobility Authority (CRRMA) and named its initial Board;

WHEREAS, in accordance with Section 370.251 of the Texas Transportation Code and the City of El Paso's Petition and Request for Authorization to Form the Camino Real Regional Mobility Authority, as approved by the Texas Transportation Commission, the term for the CRRMA Board positions expire on February 1 of each year;

WHEREAS, in an effort to ensure the continuity of the CRRMA through the avoidance of any vacancies in City-appointed positions of the CRRMA Board, the City Council desires to make an appointment to Position 5, which shall become effective on October 28, 2025.

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

That the City of El Paso hereby appoints the following board member to the Camino Real Regional Mobility Authority Board for the position(s) identified below, which shall take effect on October 28, 2025:

1. Christopher Lindner, Position 5, term expiring on February 1, 2026.

APPROVED this ___ of October 2025.

THE CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____ 10/14/2025
Karla M. Nieman
City Attorney

CC260 | Tran #621847 | Mayor & Council
CRRMA appointment-Christopher Lindner
KMN

File #: 25-1323, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 2
Members of the City Council, Representative Josh Acevedo, (915) 212-0002

AGENDA LANGUAGE:

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

Discussion and action on a Resolution approving the use of District 2 discretionary funds for payroll of the part -time Administrative Specialist and authorizing the City Manager, or designee, to take any and all actions necessary to effectuate such expenditure.

CITY OF EL PASO, TEXAS
AGENDA ITEM
AGENDA SUMMARY FORM

DEPARTMENT: Mayor and Council

AGENDA DATE: 10/28/2025

CONTACT PERSON NAME City Representative Josh **PHONE NUMBER:** 915-212-0002

2nd CONTACT PERSON **PHONE NUMBER:** 1-915-555-5555

3rd CONTACT PERSON **PHONE NUMBER:** 1-915-555-5555

DISTRICT(S) AFFECTED: District 2

STRATEGIC GOAL: Goal 5 - Promote Transparent &

SUBGOAL:

SUBJECT:

A resolution approving the use of District 2 discretionary funds for payroll of the part-time Administrative specialist and authorizing the City Manager, or designee, to take any and all actions necessary to effectuate such expenditure.

COMMUNITY AND STAKEHOLDER OUTREACH:

What methods of outreach were employed to engage the community? What key concerns and priorities were identified among citizens? How many outreach meetings or events were conducted? What was the attendance count for each meeting or event? These questions ensure clear and thorough reporting on community engagement efforts.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

For Notation pursuant to Section 2.92.080(B)(E) of the City Code, receipt of campaign contributions. Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the contributor/donor, amount, and date.

NAME	AMOUNT ($)	DATE

BACKGROUND / DISCUSSION:

This expenditure would serve the municipal purpose to promote transparent, and consistent communication amongst all members of the communtiy by fostering and encouraging open communication of current and future projects to our constituents.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

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

RESOLUTION

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

WHEREAS, the hiring of a part-time administrative specialist for the Office of City Representative District 2 promotes transparent & consistent communication amongst members of the community and elected officials; and

WHEREAS, the worked hours of the part-time administrative specialist for the Office of City Council District 2 shall not exceed twenty hours per week; and

WHEREAS, the expenditure of District 2's discretionary funds, not exceeding $2,000.00, for payroll purposes of the part-time administrative specialist serves a municipal purpose of promoting transparent and consistent communication amongst all members of the community by fostering and encouraging open communication of current and future projects to our citizens.

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

That the City Manager, or designee, be authorized to effectuate any budget transfers and execute any contracts and/or related documents necessary to ensure that the funds are properly transferred for payroll purposes.

APPROVED this ____ day of _____ 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura Prine
City Clerk

APPROVED AS TO FORM:

Robert Aguinaga Jr
Robert Aguinaga
Assistant City Attorney

HiQ25-CC262|Trans#623342|D2
Part Time Employee Resolution
RAJR

File #: 25-1328, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Members of the City Council, Representative Josh Acevedo, (915) 212-0002
Members of the City Council, Representative Deanna Maldonado-Rocha, (915) 212-0003

AGENDA LANGUAGE:

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

Discussion and action directing the City Manager and City Attorney to engage collaboratively with the Transportation Security Administration (TSA) and Federal Aviation Administration (FAA) to explore the development of a Memorandum of Understanding (MOU) and/or lease agreement regarding the TSA security checkpoint at the El Paso International Airport (EPIA). This effort would aim to align operations with applicable City of El Paso guidelines, policies, procedures, and ordinances, including but not limited to, those related to the display of political language. Further direct the City Manager and City Attorney to review all relevant documentation related to the security checkpoint at EPIA and formally request any necessary security clearances to access and review existing contract/lease agreements, with a report to be presented to City Council within 60 days.

CITY OF EL PASO, TEXAS
AGENDA ITEM
AGENDA SUMMARY FORM

DEPARTMENT: Mayor & Council

AGENDA DATE: 10/28/2025

CONTACT PERSON NAME Representative Josh Acevedo **PHONE NUMBER:** 915-212-0002

2nd CONTACT PERSON Representative Deanna **PHONE NUMBER:** 915-212-0003

3rd CONTACT PERSON **PHONE NUMBER:** 1-915-555-5555

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: Goal 5 - Promote Transparent &

SUBGOAL: 1.1 Parking Strategies

SUBJECT:

Discussion and action directing the City Manager and City Attorney to engage collaboratively with the Transportation Security Administration (TSA) and Federal Aviation Administration (FAA) to explore the development of a Memorandum of Understanding (MOU) and/or lease agreement regarding the TSA security checkpoint at the El Paso International Airport (EPIA). This effort would aim to align operations with applicable City of El Paso guidelines, policies, procedures, and ordinances, including but not limited to, those related to the display of political language. Further direct the City Manager and City Attorney to review all relevant documentation related to the security checkpoint at EPIA and formally request any necessary security clearances to access and review existing contract/lease agreements, with a report to be presented to City Council within 60 days.

COMMUNITY AND STAKEHOLDER OUTREACH:

Constituents have reached out to offices concerned about the possibility of political language displayed at the El Paso International Airport.

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

For Notation pursuant to Section 2.92.080(B)(E) of the City Code, receipt of campaign contributions. Report any contributions or donations made to City Council of an accumulated total of $500 or more. Report the name of the contributor/donor, amount, and date.

NAME	AMOUNT ($)	DATE

BACKGROUND / DISCUSSION:

A video displayed at the El Paso International Airport depicts Department of Homeland Security Chief Kristi Noem openly politicizing the ongoing federal government shutdown. The public has reached out with concerns, including that this display could be a violation of the Hatch Act which prohibits federal employees, including Cabinet secretaries, from engaging in political activity while acting in their official role. A joint letter was submitted by three City Representatives to Jared Babin, the Federal Security Director with the Transportation Security Administration, asking that the video be removed. Mr. Babin, via email, declined to remove the display of the video.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

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

File #: 25-1291, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

Districts 6 & 7
Purchasing and Strategic Sourcing, Claudia A. Garcia, (915) 212-0043
Capital Improvement Department, Gilbert Guerrero, (915) 212-1803

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Populate the table to maintain proper formatting. Copy and paste the agenda language in the designated area below. You may include more language after the table. Just made sure all posting language is populated between "TITLE" and "END".

Discussion and action on the award of Solicitation 2025-0285 Vista Del Sol Reconstruction & Resurfacing to Jordan Foster Construction, LLC for a total estimated amount of $4,217,873.40. This project will consist of mill and overlay, implement Americans with Disabilities Act (ADA) Ramps, remove and replace sidewalks, video image vehicle detection system (VIVDS), implement signage and striping along Vista Del Sol Drive from Sumac Drive to Phil Gibbs Drive.

Department:	Capital Improvement
Award to:	Jordan Foster Construction, LLC
City & State:	El Paso, TX
Item(s):	Base Proposal I
Contract Term:	204 Consecutive Calendar Days
Base Proposal I:	$4,217,873.40
Total Estimated Award:	$4,217,873.40
Account(s):	190 - 4825 - 29110 - 580270 - PCP23ARTRECON02
Funding Source(s):	Community Progress Bond
District(s):	6, 7

This was a Competitive Sealed Proposal Procurement unit price contract.

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Jordan Foster Construction, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

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

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

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

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

DEPARTMENT: Capital Improvement
Purchasing & Strategic Sourcing
AGENDA DATE: October 28, 2025
PUBLIC HEARING DATE: **NA**
CONTACT PERSON NAME: Gilbert Guerrero, Interim Director **PHONE NUMBER:** (915) 212-1803
Claudia A. Garcia, Director **PHONE NUMBER:** (915) 212-0043
DISTRICT(S) AFFECTED: 6, 7

SUBJECT:
Discussion and action on the award of Solicitation 2025-0285 Vista Del Sol Reconstruction & Resurfacing to Jordan Foster Construction, LLC, for a total estimated amount of $4,217,873.40.

BACKGROUND / DISCUSSION:
The project scope of work consists of mill and overlay, implement ADA Ramps, remove and replace sidewalks, video image vehicle detection system (VIVDS), implement signage and striping along Vista Del Sol Drive from Sumac Drive to Phil Gibbs Drive.

COMMUNITY AND STAKEHOLDER OUTREACH:
A pre-proposal meeting was held on April 3, 2025. Six (6) suppliers were in attendance.

SELECTION SUMMARY:
Solicitation was advertised on March 25, 2025 and April 1, 2025. The solicitation was posted on City website on March 25, 2025. There were a total fifty-one (51) viewers online; Six (6) proposals were received; four (4) from local suppliers.

CONTRACT VARIANCE:
NA

PROTEST
A protest was received for this requirement and it was denied.

PRIOR COUNCIL ACTION:
NA

AMOUNT AND SOURCE OF FUNDING:
Amount: $4,217,873.40
Funding Source: Community Progress Bond
Account: 190 – 4825 – 29110 – 580270 - PCP23ARTRECON02

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Report any contributions or donations to City Council of an accumulated total of $500 or more. Report the name of the elected official and the amount.

NAME	AMOUNT ($)
Form was provided to the applicant	

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

DEPARTMENT HEAD:

signing for Daniel Garcia Assistant Director of Capital Improvements

Gilbert Guerrero, Interim Director of Capital Improvement

Claudia A. Garcia – Director of Purchasing & Strategic Sourcing

Project Form
Competitive Sealed Proposal

**********Posting Language Below **********
Please place the following item on the Regular Agenda for the City Council Meeting of October 28, 2025.

Award Summary:
Discussion and action on the award of Solicitation 2025-0285 Vista Del Sol Reconstruction & Resurfacing to Jordan Foster Construction, LLC for a total estimated amount of $4,217,873.40. This project will consist of mill and overlay, implement ADA Ramps, remove and replace sidewalks, video image vehicle detection system (VIVDS), implement signage and striping along Vista Del Sol Drive from Sumac Drive to Phil Gibbs Drive.

Department:	Capital Improvement
Award to:	Jordan Foster Construction, LLC
City & State:	El Paso, TX
Item(s):	Base Proposal I
Contract Term:	204 Consecutive Calendar Days
Base Proposal I:	$4,217,873.40
Total Estimated Award:	$4,217,873.40
Account(s):	190 – 4825 – 29110 – 580270 – PCP23ARTRECON02
Funding Source(s):	Community Progress Bond
District(s):	6, 7

This was a Competitive Sealed Proposal Procurement unit price contract.

The Purchasing & Strategic Sourcing and Capital Improvement Departments recommend award as indicated to Jordan Foster Construction, LLC the highest ranked offeror based on the evaluation factors established in the evaluation criteria for this procurement.

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

Work under this unit price contract is only an estimated value and will be ordered, performed, invoiced, and paid by measured quantity. The actual cost of this contract may be higher or lower than the total estimated value and will be the sum total of unit prices at the end of the contract term.

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

COMPETITIVE SEALED PROPOSAL (CSP) EVALUATION SHEET

2025-0285 Vista Del Sol Reconstruction & Resurfacing

Evaluation Factors	Maximum Points	Jordan Foster Construction, LLC	ZTEX Construction, Inc.	Constructors, Inc.	Dan Williams Company	Del Mar Contracting, Inc.	International Eagle Enterprises
Factor A - Offeror's Proposed Price	50	50.00	44.51	37.99	36.45	Proposal Deemed Non-Responsive. Therefore, not evaluated.	Proposal Deemed Non-Responsive. Therefore, not evaluated.
Factor B - Offeror' s Proposed Construction Duration and Schedule: Construction Duration (5 Points) - Project Schedule (20 Points)	5	4.75	3.34	5.00	4.62		
	20	17.75	17.63	16.00	17.25		
Factor C - Offeror's Experience	10	7.16	8.80	8.07	6.38		
Factor D - Offeror's Reputation	5	4.27	3.60	2.33	2.56		
Factor E - Offeror's Proposed Key Personnel	10	8.70	9.48	8.50	9.35		
Total Points	**100**	**92.63**	**87.36**	**77.89**	**76.61**		
	Ranking	**1**	**2**	**3**	**4**		

APPROVED: 6/20/2025
Claudia A. Garcia
Purchasing & Strategic Sourcing Director Date

APPROVED: Yvette Hernandez 6/24/25
Yvette Hernandez
City Engineer Date

CITY OF EL PASO
BID TABULATION

BID TITLE: Vista Del Sol Reconstruction & Resurfacing — **BID NO: 2025-0285**

BID DATE: May 7, 2025 — **DEPARTMENT: Capital Improvement**

					Constructors, Inc. Carlsbad, NM		Dan Williams Company Austin, TX		Del Mar Contracting, Inc. El Paso, TX		International Eagle Enterprises El Paso, TX		Jordan Foster Construction, LLC El Paso, TX		ZTEX Construction, Inc. El Paso, TX	
					Bidder 1 of 6		Bidder 2 of 6		Bidder 3 of 6		Bidder 4 of 6		Bidder 5 of 6		Bidder 6 of 6	
ITEM NO.	Item-Code Item No.	Description	Unit of Measure	Approximate Quantity	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)
1	104-6011	REMOVING CONC (MEDIANS)	SY	7	$ 20.00	$ 140.00	$ 115.00	$ 805.00	$ 94.00	$ 658.00	$ 300.00	$ 2,100.00	$ 110.00	$ 770.00	$ 120.00	$ 840.00
2	104-6017	REMOVING CONC (DRIVEWAYS)	SY	569	$ 20.00	$ 11,380.00	$ 32.00	$ 18,208.00	$ 16.00	$ 9,104.00	$ 30.00	$ 17,070.00	$ 25.00	$ 14,225.00	$ 26.70	$ 15,192.30
3	104-6022	REMOVING CONC (CURB AND GUTTER)	LF	4,389	$ 6.00	$ 26,334.00	$ 4.00	$ 17,556.00	$ 5.25	$ 23,042.25	$ 18.00	$ 79,002.00	$ 7.00	$ 30,723.00	$ 9.40	$ 41,256.60
4	104-6036	REMOVING CONC (SIDEWALK OR RAMP)	SY	3,042	$ 15.00	$ 45,630.00	$ 18.00	$ 54,756.00	$ 16.00	$ 48,672.00	$ 45.00	$ 136,890.00	$ 15.00	$ 45,630.00	$ 26.70	$ 81,221.40
5	104-6044	REMOVING CONC (FLUME)	SY	10	$ 110.00	$ 1,100.00	$ 80.00	$ 800.00	$ 90.00	$ 900.00	$ 1,000.00	$ 10,000.00	$ 200.00	$ 2,000.00	$ 133.40	$ 1,334.00
6	105-6014	REMOVING STAB BASE & ASPH PAV (7"-12")	SY	19,960	$ 9.25	$ 184,630.00	$ 10.00	$ 199,600.00	$ 9.50	$ 189,620.00	$ 20.00	$ 399,200.00	$ 7.00	$ 139,720.00	$ 6.70	$ 133,732.00
7	170-6001	IRRIGATION SYSTEM	LS	1	$ 45,000.00	$ 45,000.00	$ 75,000.00	$ 75,000.00	$ 24,000.00	$ 24,000.00	$ 85,000.00	$ 85,000.00	$ 20,000.00	$ 20,000.00	$ 27,500.00	$ 27,500.00
8	192-6028	PLANT MATERIAL (1 GAL) (SHRUB)	EA	27	$ 32.00	$ 864.00	$ 26.00	$ 702.00	$ 28.00	$ 756.00	$ 60.00	$ 1,620.00	$ 40.00	$ 1,080.00	$ 32.50	$ 877.50
9	192-6031	PLANT MATERIAL (5 GAL) (SHRUB)	EA	59	$ 64.00	$ 3,776.00	$ 51.00	$ 3,009.00	$ 56.00	$ 3,304.00	$ 75.00	$ 4,425.00	$ 70.00	$ 4,130.00	$ 63.80	$ 3,764.20
10	247-6061	FL BS (CMP IN PLC)(TYA GR1-2) (6")	SY	20,070	$ 15.00	$ 301,050.00	$ 15.00	$ 301,050.00	$ 14.50	$ 291,015.00	$ 20.00	$ 401,400.00	$ 16.50	$ 331,155.00	$ 12.90	$ 258,903.00
11	310-6014	PRIME COAT (SS-1H)	GAL	3,029	$ 16.00	$ 48,464.00	$ 8.50	$ 25,746.50	$ 7.00	$ 21,203.00	$ 8.00	$ 24,232.00	$ 8.00	$ 24,232.00	$ 9.40	$ 28,472.60
12	354-6045	PLANE ASPH CONC PAV (2")	SY	81,295	$ 2.10	$ 170,719.50	$ 5.50	$ 447,122.50	$ 3.00	$ 243,885.00	$ 4.00	$ 325,180.00	$ 1.25	$ 101,618.75	$ 1.70	$ 138,201.50
13	360-6002	CONC PVMT (CONT REINF - CRCP) (8")	SY	128	$ 225.00	$ 28,800.00	$ 375.00	$ 48,000.00	$ 114.00	$ 14,592.00	$ 400.00	$ 51,200.00	$ 210.00	$ 26,880.00	$ 133.40	$ 17,075.20
14	420-6011	CL B CONC (FLUME)	CY	6	$ 1,500.00	$ 9,000.00	$ 3,000.00	$ 18,000.00	$ 1,400.00	$ 8,400.00	$ 3,500.00	$ 21,000.00	$ 800.00	$ 4,800.00	$ 600.00	$ 3,600.00
15	450-6047	RAIL (HANDRAIL)(TY A)	LF	11	$ 700.00	$ 7,700.00	$ 850.00	$ 9,350.00	$ 450.00	$ 4,950.00	$ 1,500.00	$ 16,500.00	$ 190.00	$ 2,090.00	$ 226.70	$ 2,493.70
16	479-6003	ADJUSTING MANHOLES & INLETS	EA	8	$ 900.00	$ 7,200.00	$ 2,200.00	$ 17,600.00	$ 350.00	$ 2,800.00	$ 10,000.00	$ 80,000.00	$ 1,200.00	$ 9,600.00	$ 733.40	$ 5,867.20
17	479-6005	ADJUSTING MANHOLES (WATER VALVE BOX)	EA	29	$ 725.00	$ 21,025.00	$ 1,100.00	$ 31,900.00	$ 150.00	$ 4,350.00	$ 2,000.00	$ 58,000.00	$ 450.00	$ 13,050.00	$ 266.70	$ 7,734.30
18	496-6093	REMOV STR (MASONARY)	LF	6	$ 600.00	$ 3,600.00	$ 90.00	$ 540.00	$ 96.00	$ 576.00	$ 50.00	$ 300.00	$ 110.00	$ 660.00	$ 153.40	$ 920.40
19	500-6001	LINE LEFT BLANK INTENTIONALLY			$ -	$ -		$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -
20	506-6020	CONSTRUCTION EXITS (INSTALL) (TY 1)	SY	304	$ 25.00	$ 7,600.00	$ 27.25	$ 8,284.00	$ 18.00	$ 5,472.00	$ 40.00	$ 12,160.00	$ 25.00	$ 7,600.00	$ 17.40	$ 5,289.60
21	506-6024	CONSTRUCTION EXITS (REMOVE)	SY	304	$ 10.00	$ 3,040.00	$ 12.75	$ 3,876.00	$ 7.00	$ 2,128.00	$ 20.00	$ 6,080.00	$ 9.00	$ 2,736.00	$ 5.40	$ 1,641.60
22	506-6040	BIODEG EROSN CONT LOGS (INSTL) (8")	LF	72	$ 42.00	$ 3,024.00	$ 16.50	$ 1,188.00	$ 4.00	$ 288.00	$ 12.00	$ 864.00	$ 12.00	$ 864.00	$ 13.40	$ 964.80
23	506-6043	BIODEG EROSN CONT LOGS (REMOVE)	LF	72	$ 15.00	$ 1,080.00	$ 5.00	$ 360.00	$ 2.00	$ 144.00	$ 1.00	$ 72.00	$ 4.00	$ 288.00	$ 4.00	$ 288.00
24	528-6001	COLORED TEXTURED CONC (4")	SY	10	$ 350.00	$ 3,500.00	$ 450.00	$ 4,500.00	$ 215.00	$ 2,150.00	$ 380.00	$ 3,800.00	$ 280.00	$ 2,800.00	$ 266.70	$ 2,667.00
25	529-6008	CONC CURB & GUTTER (TY II)	LF	4,510	$ 43.00	$ 193,930.00	$ 25.00	$ 112,750.00	$ 30.00	$ 135,300.00	$ 50.00	$ 225,500.00	$ 21.00	$ 94,710.00	$ 17.40	$ 78,474.00
26	530-6017	DRIVEWAYS (CONC) (HES)	SY	887	$ 145.00	$ 128,615.00	$ 130.00	$ 115,310.00	$ 96.00	$ 85,152.00	$ 80.00	$ 70,960.00	$ 96.00	$ 85,152.00	$ 78.70	$ 69,806.90
27	531-6002	CONC SIDEWALKS (5")	SY	2,781	$ 104.00	$ 289,224.00	$ 90.00	$ 250,290.00	$ 70.00	$ 194,670.00	$ 65.00	$ 180,765.00	$ 60.00	$ 166,860.00	$ 84.00	$ 233,604.00
28	531-6030	CURB RAMPS (TY 21)	SY	3	$ 2,000.00	$ 6,000.00	$ 700.00	$ 2,100.00	$ 360.00	$ 1,080.00	$ 800.00	$ 2,400.00	$ 500.00	$ 1,500.00	$ 800.00	$ 2,400.00
29	531-6024	CURB RAMPS (TY 7)	SY	3,848	$ 150.00	$ 577,200.00	$ 165.00	$ 634,920.00	$ 102.00	$ 392,496.00	$ 800.00	$ 3,078,400.00	$ 115.00	$ 442,520.00	$ 113.40	$ 436,363.20
30	542-6001	REMOVE METAL BEAM GUARD FENCE	LF	30	$ 50.00	$ 1,500.00	$ 50.00	$ 1,500.00	$ 60.00	$ 1,800.00	$ 25.00	$ 750.00	$ 45.00	$ 1,350.00	$ 66.70	$ 2,001.00
31	618-6029	CONDT (PVC) (SCH 40) (3")	LF	160	$ 24.00	$ 3,840.00	$ 18.60	$ 2,976.00	$ 18.56	$ 2,969.60	$ 38.00	$ 6,080.00	$ 19.00	$ 3,040.00	$ 23.20	$ 3,712.00
32	618-6054	CONDT (PVC) (SCH 80) (3") (BORE)	LF	600	$ 30.00	$ 18,000.00	$ 21.30	$ 12,780.00	$ 21.26	$ 12,756.00	$ 42.00	$ 25,200.00	$ 22.00	$ 13,200.00	$ 26.60	$ 15,960.00
33	620-6007	ELEC CONDR (NO.8) BARE	LF	760	$ 4.00	$ 3,040.00	$ 2.95	$ 2,242.00	$ 2.91	$ 2,211.60	$ 3.90	$ 2,964.00	$ 3.00	$ 2,280.00	$ 3.70	$ 2,812.00
34	644-6001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	65	$ 750.00	$ 48,750.00	$ 900.00	$ 58,500.00	$ 856.00	$ 55,640.00	$ 1,100.00	$ 71,500.00	$ 860.00	$ 55,900.00	$ 1,070.00	$ 69,550.00
35	644-6067	IN SM RD SN SUP&AM (INST SIGN ONLY)	EA	4	$ 375.00	$ 1,500.00	$ 100.00	$ 400.00	$ 98.00	$ 392.00	$ 500.00	$ 2,000.00	$ 100.00	$ 400.00	$ 122.50	$ 490.00
36	644-6078	REMOVE SM RD SN SUP&AM (SIGN ONLY)	EA	5	$ 375.00	$ 1,875.00	$ 245.00	$ 1,225.00	$ 240.61	$ 1,203.05	$ 100.00	$ 500.00	$ 250.00	$ 1,250.00	$ 300.80	$ 1,504.00
37	644-6093	ISRSA TY10BWG(1)SA(P) (EXCLUDING SIGN)	EA	2	$ 500.00	$ 1,000.00	$ 335.00	$ 670.00	$ 333.00	$ 666.00	$ 700.00	$ 1,400.00	$ 350.00	$ 700.00	$ 416.30	$ 832.60
38	666-6018	REFL PAV MRK TY I (W)6"(DOT)(100MIL)	LF	202	$ 3.25	$ 656.50	$ 2.35	$ 474.70	$ 2.60	$ 525.20	$ 3.75	$ 757.50	$ 2.50	$ 505.00	$ 3.00	$ 606.00

12023

Approved By: /S/
Date: 6/20/2025

CITY OF EL PASO
BID TABULATION

BID TITLE: Vista Del Sol Reconstruction & Resurfacing — BID NO: 2025-0285

BID DATE: May 7, 2025 — DEPARTMENT: Capital Improvement

ITEM NO.	Item-Code Item No.	Description	Unit of Measure	Approximate Quantity	Constructors, Inc. Carlsbad, NM Bidder 1 of 6		Dan Williams Company Austin, TX Bidder 2 of 6		Del Mar Contracting, Inc. El Paso, TX Bidder 3 of 6		International Eagle Enterprises El Paso, TX Bidder 4 of 6		Jordan Foster Construction, LLC El Paso, TX Bidder 5 of 6		ZTEX Construction, Inc. El Paso, TX Bidder 6 of 6	
					Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)
39	666-6036	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	2,886	$ 2.75	$ 7,936.50	$ 1.80	$ 5,194.80	$ 2.00	$ 5,772.00	$ 3.50	$ 10,101.00	$ 2.00	$ 5,772.00	$ 6.10	$ 17,604.60
40	666-6048	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	4,111	$ 12.00	$ 49,332.00	$ 9.35	$ 38,437.85	$ 10.50	$ 43,165.50	$ 14.00	$ 57,554.00	$ 10.00	$ 41,110.00	$ 11.70	$ 48,098.70
41	666-6054	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	98	$ 210.00	$ 20,580.00	$ 165.00	$ 16,170.00	$ 180.00	$ 17,640.00	$ 220.00	$ 21,560.00	$ 175.00	$ 17,150.00	$ 206.30	$ 20,217.40
42	666-6057	REFL PAV MRK TY I(W)(DBL ARROW)(100MIL)	EA	2	$ 275.00	$ 550.00	$ 215.00	$ 430.00	$ 236.00	$ 472.00	$ 320.00	$ 640.00	$ 225.00	$ 450.00	$ 268.80	$ 537.60
43	666-6078	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	20	$ 240.00	$ 4,800.00	$ 180.00	$ 3,600.00	$ 200.00	$ 4,000.00	$ 240.00	$ 4,800.00	$ 190.00	$ 3,800.00	$ 225.00	$ 4,500.00
44	666-6105	REFL PAV MRK TY I (W)(BIKE ARW)(100MIL)	EA	71	$ 185.00	$ 13,135.00	$ 140.00	$ 9,940.00	$ 155.00	$ 11,005.00	$ 220.00	$ 15,620.00	$ 150.00	$ 10,650.00	$ 175.00	$ 12,425.00
45	666-6111	REFL PAV MRK TY I(W)(BIKE SYML)(100MIL)	EA	71	$ 280.00	$ 19,880.00	$ 215.00	$ 15,265.00	$ 236.00	$ 16,756.00	$ 380.00	$ 26,980.00	$ 225.00	$ 15,975.00	$ 268.80	$ 19,084.80
46	666-6117	REFL PAV MRK TY I (W)(BIKE DOT)(100MIL)	EA	178	$ 3.20	$ 569.60	$ 2.55	$ 453.90	$ 2.80	$ 498.40	$ 4.00	$ 712.00	$ 2.70	$ 480.60	$ 3.20	$ 569.60
47	666-6132	REFL PAV MRK TY I (Y)6"(DOT)(100MIL)	LF	35	$ 4.20	$ 147.00	$ 3.30	$ 115.50	$ 3.65	$ 127.75	$ 5.00	$ 175.00	$ 3.50	$ 122.50	$ 4.20	$ 147.00
48	666-6138	REFL PAV MRK TY I (Y)8"(SLD)(100MIL)	LF	75	$ 5.40	$ 405.00	$ 4.25	$ 318.75	$ 4.70	$ 352.50	$ 7.00	$ 525.00	$ 5.00	$ 375.00	$ 5.40	$ 405.00
49	666-6306	RE PM W/RET REQ TY I (W)6"(BRK)(100MIL)	LF	8,342	$ 1.20	$ 10,010.40	$ 0.95	$ 7,924.90	$ 1.00	$ 8,342.00	$ 4.00	$ 33,368.00	$ 1.00	$ 8,342.00	$ 1.20	$ 10,010.40
50	666-6309	RE PM W/RET REQ TY I (W)6"(SLD)(100MIL)	LF	28,996	$ 1.20	$ 34,795.20	$ 0.95	$ 27,546.20	$ 1.00	$ 28,996.00	$ 2.50	$ 72,490.00	$ 1.00	$ 28,996.00	$ 1.20	$ 34,795.20
51	666-6318	RE PM W/RET REQ TY I (Y)6"(BRK)(100MIL)	LF	4,925	$ 1.20	$ 5,910.00	$ 0.95	$ 4,678.75	$ 1.00	$ 4,925.00	$ 2.50	$ 12,312.50	$ 1.00	$ 4,925.00	$ 1.20	$ 5,910.00
52	666-6319	RE PM W/RET REQ TY I (Y)6"(SLD)(060MIL)	LF	28,116	$ 1.20	$ 33,739.20	$ 0.95	$ 26,710.20	$ 1.00	$ 28,116.00	$ 2.50	$ 70,290.00	$ 1.00	$ 28,116.00	$ 1.20	$ 33,739.20
53	672-6007	REFL PAV MRKR TY I-C	EA	508	$ 9.00	$ 4,572.00	$ 6.95	$ 3,530.60	$ 8.00	$ 4,064.00	$ 12.00	$ 6,096.00	$ 8.00	$ 4,064.00	$ 8.70	$ 4,419.60
54	672-6009	REFL PAV MRKR TY II-A-A	EA	854	$ 9.00	$ 7,686.00	$ 6.95	$ 5,935.30	$ 8.00	$ 6,832.00	$ 12.00	$ 10,248.00	$ 8.00	$ 6,832.00	$ 8.70	$ 7,429.80
55	677-6001	ELIM EXT PAV MRK & MRKS (4")	LF	10,765	$ 1.00	$ 10,765.00	$ 0.65	$ 6,997.25	$ 0.80	$ 8,612.00	$ 1.00	$ 10,765.00	$ 0.75	$ 8,073.75	$ 0.90	$ 9,688.50
56	677-6005	ELIM EXT PAV MRK & MRKS (12")	LF	1,317	$ 2.50	$ 3,292.50	$ 1.95	$ 2,568.15	$ 2.20	$ 2,897.40	$ 2.25	$ 2,963.25	$ 2.05	$ 2,699.85	$ 2.50	$ 3,292.50
57	677-6007	ELIM EXT PAV MRK & MRKS (24")	LF	2,253	$ 5.00	$ 11,265.00	$ 3.90	$ 8,786.70	$ 4.30	$ 9,687.90	$ 5.00	$ 11,265.00	$ 4.25	$ 9,575.25	$ 4.90	$ 11,039.70
58	678-6002	PAV SURF PREP FOR MRK (6")	LF	21,749	$ 0.20	$ 4,349.80	$ 0.20	$ 4,349.80	$ 0.20	$ 4,349.80	$ 2.25	$ 48,935.25	$ 0.20	$ 4,349.80	$ 0.30	$ 6,524.70
59	678-6004	PAV SURF PREP FOR MRK (8")	LF	602	$ 0.80	$ 481.60	$ 0.70	$ 421.40	$ 0.75	$ 451.50	$ 1.00	$ 602.00	$ 0.70	$ 421.40	$ 0.90	$ 541.80
60	678-6008	PAV SURF PREP FOR MRK (24")	LF	2,450	$ 3.50	$ 8,575.00	$ 2.70	$ 6,615.00	$ 3.00	$ 7,350.00	$ 3.50	$ 8,575.00	$ 3.00	$ 7,350.00	$ 3.40	$ 8,330.00
61	678-6009	PAV SURF PREP FOR MRK (ARROW)	EA	22	$ 175.00	$ 3,850.00	$ 135.00	$ 2,970.00	$ 150.00	$ 3,300.00	$ 200.00	$ 4,400.00	$ 145.00	$ 3,190.00	$ 168.80	$ 3,713.60
62	678-6016	PAV SURF PREP FOR MRK (WORD)	EA	4	$ 175.00	$ 700.00	$ 135.00	$ 540.00	$ 150.00	$ 600.00	$ 200.00	$ 800.00	$ 145.00	$ 580.00	$ 168.80	$ 675.20
63	678-6026	PAV SURF PREP FOR MRK (BIKE ARROW)	EA	18	$ 175.00	$ 3,150.00	$ 135.00	$ 2,430.00	$ 150.00	$ 2,700.00	$ 200.00	$ 3,600.00	$ 145.00	$ 2,610.00	$ 168.80	$ 3,038.40
64	678-6028	PAV SURF PREP FOR MRK (BIKE SYMBOL)	EA	18	$ 175.00	$ 3,150.00	$ 135.00	$ 2,430.00	$ 150.00	$ 2,700.00	$ 200.00	$ 3,600.00	$ 145.00	$ 2,610.00	$ 168.80	$ 3,038.40
65	690-6009	REMOVAL OF CABLES	LF	190	$ 18.00	$ 3,420.00	$ 1.70	$ 323.00	$ 6.00	$ 1,140.00	$ 15.00	$ 2,850.00	$ 2.00	$ 380.00	$ 2.20	$ 418.00
66	752-6005	TREE REMOVAL (4" - 12" DIA)	EA	11	$ 100.00	$ 1,100.00	$ 500.00	$ 5,500.00	$ 100.00	$ 1,100.00	$ 5,000.00	$ 55,000.00	$ 250.00	$ 2,750.00	$ 87.50	$ 962.50
67	752-6006	TREE REMOVAL (12" - 18" DIA)	EA	2	$ 400.00	$ 800.00	$ 600.00	$ 1,200.00	$ 400.00	$ 800.00	$ 5,000.00	$ 10,000.00	$ 750.00	$ 1,500.00	$ 387.50	$ 775.00
68	1002-6029	LANDSCAPE AMENITY (BOULDER)	EA	16	$ 450.00	$ 7,200.00	$ 350.00	$ 5,600.00	$ 375.00	$ 6,000.00	$ 350.00	$ 5,600.00	$ 630.00	$ 10,080.00	$ 425.00	$ 6,800.00
69	1004-6001	TREE PROTECTION	EA	75	$ 550.00	$ 41,250.00	$ 475.00	$ 35,625.00	$ 450.00	$ 33,750.00	$ 300.00	$ 22,500.00	$ 100.00	$ 7,500.00	$ 512.50	$ 38,437.50
70	1005-6001	LOOSE AGGR FOR GROUNDCOVER (TYPE I)	CY	256	$ 175.00	$ 44,800.00	$ 165.00	$ 42,240.00	$ 145.00	$ 37,120.00	$ 400.00	$ 102,400.00	$ 140.00	$ 35,840.00	$ 164.40	$ 42,086.40
71	3077-6032	SP MIXES SP-B PG76-22	TON	13,323	$ 157.00	$ 2,091,711.00	$ 160.00	$ 2,131,680.00	$ 117.00	$ 1,558,791.00	$ 147.00	$ 1,958,481.00	$ 130.00	$ 1,731,990.00	$ 154.70	$ 2,061,068.10
72	3077-6075	TACK COAT	GAL	11,721	$ 14.00	$ 164,094.00	$ 8.00	$ 93,768.00	$ 7.00	$ 82,047.00	$ 8.00	$ 93,768.00	$ 8.00	$ 93,768.00	$ 8.00	$ 93,768.00
73	6027-6003	CONDUIT (PREPARE)	LF	1,151	$ 3.00	$ 3,453.00	$ 2.25	$ 2,589.75	$ 2.25	$ 2,589.75	$ 4.25	$ 4,891.75	$ 2.50	$ 2,877.50	$ 2.90	$ 3,337.90
74	6027-6008	GROUND BOX (PREPARE)	EA	20	$ 550.00	$ 11,000.00	$ 420.00	$ 8,400.00	$ 4.17	$ 83.40	$ 8.00	$ 160.00	$ 4.50	$ 90.00	$ 525.00	$ 10,500.00
75	6306-6001	VIVDS PROSR SYS	EA	4	$ 6,500.00	$ 26,000.00	$ 5,000.00	$ 20,000.00	$ 4,617.00	$ 18,468.00	$ 8,000.00	$ 32,000.00	$ 4,700.00	$ 18,800.00	$ 5,771.30	$ 23,085.20

Approved By: /S/
Date: 6/20/2025

CITY OF EL PASO
BID TABULATION

BID TITLE: Vista Del Sol Reconstruction & Resurfacing **BID NO: 2025-0285**

BID DATE: May 7, 2025 **DEPARTMENT: Capital Improvement**

ITEM NO.	Item-Code Item No.	Description	Unit of Measure	Approximate Quantity	Constructors, Inc. Carlsbad, NM Bidder 1 of 6		Dan Williams Company Austin, TX Bidder 2 of 6		Del Mar Contracting, Inc. El Paso, TX Bidder 3 of 6		International Eagle Enterprises El Paso, TX Bidder 4 of 6		Jordan Foster Construction, LLC El Paso, TX Bidder 5 of 6		ZTEX Construction, Inc. El Paso, TX Bidder 6 of 6	
					Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)	Price (ONLY 2 DECIMALS)	Total (DO NOT ROUND)
76	6306-6003	VIVDS CAM ASSY VAR LNS	EA	11	$ 7,000.00	$ 77,000.00	$ 5,500.00	$ 60,500.00	$ 5,421.00	$ 59,631.00	$ 10,800.00	$ 118,800.00	$ 5,500.00	$ 60,500.00	$ 6,776.30	$ 74,539.30
77	6306-6005	VIVDS CNTRL SOFTWARE	EA	4	$ 2,200.00	$ 8,800.00	$ 2,000.00	$ 8,000.00	$ 1,697.00	$ 6,788.00	$ 3,500.00	$ 14,000.00	$ 1,700.00	$ 6,800.00	$ 2,121.30	$ 8,485.20
78	6306-6007	VIVDS CABLING	LF	2,476	$ 3.75	$ 9,285.00	$ 2.65	$ 6,561.40	$ 2.65	$ 6,561.40	$ 5.00	$ 12,380.00	$ 2.75	$ 6,809.00	$ 3.40	$ 8,418.40
79	6436-6001	LED ROADSIDE SIGN	EA	2	$ 7,000.00	$ 14,000.00	$ 5,500.00	$ 11,000.00	$ 5,252.00	$ 10,504.00	$ 10,500.00	$ 21,000.00	$ 5,400.00	$ 10,800.00	$ 6,565.00	$ 13,130.00
80	EP-1	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	7	$ 30,000.00	$ 210,000.00	$ 50,000.00	$ 350,000.00	$ 8,000.00	$ 56,000.00	$ 25,000.00	$ 175,000.00	$ 12,000.00	$ 84,000.00	$ 20,000.00	$ 140,000.00
81	EP-2	CONCRETE APRON (VALVE BOX)	EA	105	$ 600.00	$ 63,000.00	$ 250.00	$ 26,250.00	$ 550.00	$ 57,750.00	$ 1,100.00	$ 115,500.00	$ 350.00	$ 36,750.00	$ 266.70	$ 28,003.50
82	EP-3	CONCRETE APRON (MANHOLES)	EA	64	$ 600.00	$ 38,400.00	$ 600.00	$ 38,400.00	$ 440.00	$ 28,160.00	$ 1,100.00	$ 70,400.00	$ 500.00	$ 32,000.00	$ 533.40	$ 34,137.60
Sum Total of Base Proposal 1 (Line Items 1-82)						**$ 5,288,726.80**		**$ 5,536,087.90**		**$ 3,979,867.00**		**$ 8,658,979.25**		**$ 4,017,873.40**		**$ 4,555,681.90**
Mobilization (NOT TO EXCEED 5%)						**$ 263,000.00**		**$ 250,000.00**		**$ 150,000.00**		**$ 325,000.00**		**$ 200,000.00**		**$ 182,000.00**
Sum Total of Base Proposal I Plus Mobilization						**$ 5,551,726.80**		**$ 5,786,087.90**		**$ 4,129,867.00**		**$ 8,983,979.25**		**$ 4,217,873.40**		**$ 4,737,681.90**
Bid Bond					**YES**		**YES**		**YES**		**YES**		**YES**		**YES**	
Amendments Acknowledged					**YES**		**YES**		**YES**		**YES**		**YES**		**YES**	

BIDS SOLICITED: 1,415 **LOCAL BIDS SOLICITED: 627** **BIDS RECEIVED: 6** **LOCAL BIDS RECEIVED : 4** **NO BID: 16**

NOTE: The information contained in this bid tabulation is for information only and does not constitute actual award/execution of contract.

12023

Approved By: /S/
Date: 6/20/2025

Online views for *2025-0285 Vista Del Sol Reconstruction & Resurfacing*			
No.	**Participant Name**	**City**	**State**
1	ZTEX Construction, Inc.	El Paso	TX
2	International Eagle Enterprises	El Paso	TX
3	Del Mar Contracting, Inc.	El Paso	TX
4	Constructors, Inc.	Carlsbad	NM
5	Jordan Foster Construction, LLC	El Paso	TX
6	WOFFORD TRUCK PARTS (TE EL PASO,LLC)	EL PASO	TX
7	Dan Williams Company	Austin	TX
8	ChemGiant llc	Anthony, TX	TX
9	Rexcel Coatings Corporation	El Paso	TX
10	EcoBrite Services (EcoBrite Services, LLC)	Lehi	UT
11	Parking Company of America (PCA-KC, LLC)	Dallas	TX
12	Sunsational Solutions (Ten Twenty-Four Industries, LLC.)	Austin	TX
13	Zeraus Iluminacion	El Paso	TX
14	R&R Universal Solutions	Cutler Bay	FL
15	Electrical Power Products, Inc.	Des Moines	IA
16	Filterbuy Incorporated	Talladega	AL
17	Buildtech Automation Inc LLC	El Paso	TX
18	CONSTRUCTION SOLUTION USA LLC	CARROLLTON	TX
19	Delegard Tool of Texas	Houston	TX
20	American Linen & Uniform Supply (American Linen Supply of New Mexico Inc)	Las Cruces	NM
21	Unipak Corp.	West Long Branch	NJ
22	Complete Supply Inc	Farmers Branch	TX
23	AAORSI	Dayton	OH
24	Access Communications Group, LLC	El Paso	TX
25	Alon Brands, Inc.	Brentwood	TN
26	Amtek USA, Austin	Houston	TX
27	CIJ General Contractor	El Paso	TX
28	Consilio Mentis LLC	El Paso	TX
29	Consolidated Traffic Controls, Inc.	Arlington	TX
30	ConstructConnect	Cincinnati	OH
31	Construction Reporter	Albuquerque	NM
32	Deltek	Herndon	VA
33	Dodge Data & Analytics	Hamilton	NJ
34	El Paso A.R.C. Electric, Inc.	El Paso	TX
35	Ephesus Sports Lighting (Cooper Lighting Solutions)	Peachtree City	GA
36	Hawk Construction	El Paso	TX
37	Jaynes Corporation of Texas	El Paso	TX
38	Jet Rock ELP LLC	El Paso	TX
39	Jobe Materials	El Paso	TX
40	Martinez Bros. Contractors, LLC	El Paso	TX
41	Mely's Janitorial Services LLC	El Paso	TX
42	North America Procurement Council Inc., PBC	Grand Junction	CO
43	PMI Pavement Marking, LLC (Pavement Marking, LLC)	EL PASO	TX
44	QANNEX CORP	EL PASO	TX
45	Stabilizaton Products LLC	Merced	CA
46	The PlanIt Room	El Paso	TX
47	Victoriano Construction and Project Management Inc	El Paso	TX
48	Virtual Builders Exchange	San Antonio	TX
49	Walker Systems78 LLC	Horizon City	TX
50	WinSupply of El Paso (WinSupply of El Paso TX Co)	El Paso	TX
51	Zayza Irrigation & Landscape Inc	El Paso County	TX

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND DONATIONS FORM

In compliance with Title 2, Chapter 2.92, Section 2.92.080

Introduction:

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

Definitions:

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

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

Contributor / Donor Information:

Full Name	Matthew Hardison, Area Manager
Business Name	Jordan Foster Construction, LLC
Agenda Item Type	Contract Award
Relevant Department	Capital Improvement Department

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

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

OR

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

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

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

Signature: _____ Date: April 23, 2025

File #: 25-1288, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Museums and Cultural Affairs, Ben Fyffe, (915) 212-1766
City Attorney's Office, Jesus Quintanilla, (915) 212-1046

AGENDA LANGUAGE:

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

Discussion and action on a Resolution authorizing the Agreement between the City of El Paso and the El Paso Community Foundation to continue to promote and support education and programming at the Mexican American Cultural Center.

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

DEPARTMENT: Museums & Cultural Affairs Department

AGENDA DATE: October 28, 2025

PUBLIC HEARING DATE: N/A

CONTACT PERSON NAME: Ben Fyffe **PHONE NUMBER:** (915) 212-1766

2nd CONTACT PERSON NAME: Jesus A. Quintanilla **PHONE NUMBER:** (915) 212-1046

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

Goal 4: Enhance El Paso's Quality of Life Through Recreational, Cultural & Educational Opportunities

SUBGOAL:

4.2 Create innovative recreational, education and cultural programs

SUBJECT:

A Resolution authorizing an Agreement between the City of El Paso and the Community Foundation and that the City Manager is authorized to administer and effectuate any budget transfers through the term of the agreement for purposes of fulfilling the agreement.

BACKGROUND / DISCUSSION:

The El Paso Community Foundation (EPCF) and The City of El Paso entered an agreement on February 17, 2025 in order to support education and programming at the Mexican American Cultural Center (MACC) by providing a not-for-profit vehicle for donations, grants and sponsorships. The support by EPCF has approached limit of City Manager authority per Ordinance 016736 and resolution will allow for continued support.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

Council has previously approved similar agreements that support programming such as Chalk the Block with the El Paso Community Foundation

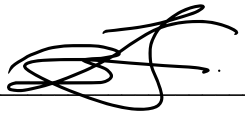
AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: 

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

RESOLUTION

WHEREAS, the Mexican American Cultural Center, which celebrates the dynamic traditions and resiliency of border cultures through vibrant art experiences and creative engagement, opened on March 22, 2025; and

WHEREAS, the El Paso Community Foundation is a 501 (c)(3) nonprofit corporation located in the City of El Paso ("Foundation"); and

WHEREAS, the City of El Paso and the Foundation entered into a 5-year agreement ("Agreement") on February 17, 2025 in order for the Foundation to help support the education and programming at the Mexican American Cultural Center; and

WHEREAS, the amount of support by the El Paso Community Foundation has generously approached the limit of City Manager authority per Ordinance 016736; and

WHEREAS, in order to continue to promote the Mexican American Cultural Center through this Agreement, City Council approval is required.

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

1. That City Council authorizes the Agreement between the City and the El Paso Community Foundation included here as Attachment "A."

2. That City Council authorizes the City Manager to administer and effectuate any budget transfers throughout the term of the Agreement for purposes of fulfilling this Agreement.

APPROVED this_____ day of _____ 2025.

(*Signatures on Following Page*)

CITY OF EL PASO:

_____

Renard U. Johnson, Mayor

ATTEST:

_____

Laura Prine
City Clerk

APPROVED AS TO FORM:

_____

Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

_____

Ben Fyffe, Managing Director
Quality of Life

Attachment "A"

RECEIVED
By City Clerk's Office at 9:47 am, Feb 18, 2025

AGREEMENT REGARDING MUTUAL COOPERATION

THIS AGREEMENT REGARDING MUTUAL COOPERATION (this "Agreement") is entered into on February 17, 2025 (the "Effective Date") by and between the CITY OF EL PASO, a home rule municipality (the "City"), and EL PASO COMMUNITY FOUNDATION ("EPCF"), a non-profit corporation in El Paso, Texas (collectively, the "Parties").

WHEREAS, the City is developing the Mexican American Cultural Center (the "Center"), which will provide El Paso residents and visitors with a dynamic space for the creation, exhibition and celebration of Mexican American art and culture. The Center will be co-located at the El Paso Main Library in the heart of the El Paso Downtown Arts District;

WHEREAS, EPCF has agreed to support the Center and otherwise assist in educating the public regarding the current and historic contributions of the Mexican American community in the El Paso region;

WHEREAS, the City and EPCF wish to cooperate to assist the development of the Center and to otherwise promote and benefit the Center; and

WHEREAS, in order to better accomplish the goals listed above, it will be beneficial for all parties to outline their goals and objectives as described herein.

NOW, THEREFORE, the City and EPCF agree as follows:

1. Initial Term and Automatic Renewals. Unless terminated sooner as provided in this Agreement, the term of this Agreement shall be for a period of five (5) years from the Effective Date (the "Term") and shall automatically renew for successive additional one (1) year periods unless either party provides notice to the other of their decision not to renew at least sixty (60) days prior to the expiration of any Term.

2. Agreements by EPCF. Until the expiration of the Term of this Agreement or its earlier termination, EPCF hereby agrees to use commercially reasonable efforts to:

a. Coordinate with the City to promote programing initiatives and projects of the Center;

b. Provide a not-for-profit vehicle for gifts from private and other donors for the benefit of the Center;

c. Work with the City to raise funds for the benefit of the Center; and

d. Work with the City and Center staff on annual priorities for development of the Center and for community outreach.

Notwithstanding any of the foregoing to the contrary, in no event shall EPCF be required to take any action or refrain from taking any action that may, in ECPF's sole discretion, cause EPCF to be in violation of applicable Internal Revenue Code rules or regulations or other applicable law.

3. Agreements of the City and the Center. Until the expiration of the Term of this Agreement or the earlier termination thereof, the City agrees to use commercially reasonable efforts to:

a. Allow EPCF to use any creative design, logos, photography or other intellectual property and business or branding, which may be owned by the City, the Center or its agents or assignees for purposes of continuity and association between the City, the Center and EPCF; and

b. Coordinate with EPCF to raise funds for the benefit of the Center.

4. Recognition of Joint Efforts. During the term of this Agreement, the City and EPCF agree to acknowledge the joint efforts of each other during presentations to third parties. Additionally, for all projects wherein the City and EPCF are working together under this Agreement, printed and online materials shall contain a reference to such relationship with language such as "presented jointly by the City and EPCF" or such other language as the parties may reasonably agree to in writing.

5. Termination and Amendments.

a. Either Party may terminate this Agreement at any time upon thirty (30) calendar days' advance written notice to the other Party.

b. Unless the Agreement is terminated sooner as provided above, or the Parties amend the Agreement in advance of termination, this Agreement will terminate upon the expiration of the Term if not automatically renewed in accordance with Section 1 above.

c. This Agreement may be amended or extended by the written authority of the City Manager.

6. Disputes and Cure Rights. EPCF and the City agree to use good faith efforts to resolve any breaches of this Agreement or any disputes regarding the subject matter and transactions contemplated by this Agreement through mediation or other non-binding alternate dispute resolution processes before exercising the termination rights set forth in Section 5 so long as the City is not required to incur any financial obligation for participation in mediation or other non-binding alternate dispute resolution processes. If the Parties' good faith efforts to resolve any breaches of this Agreement or any disputes regarding the subject matter and transactions contemplated by this Agreement through mediation or other non-binding alternate dispute resolution processes shall be unsuccessful after a period of thirty (30) days, the Parties agree that the sole remedy shall be to exercise the termination rights set forth in Section 5.

7. Notices. With respect to any notice required or permitted to be given in connection with this Agreement (a "Notice"), such Notice shall be deemed received three (3) days after deposit of such Notice in the United States Certified Mail, return receipt requested, postage pre-paid, or on the day of delivery, when delivered personally, to the addresses and parties provided below:

To the City:	The City of El Paso Attn: City Manager 300 N. Campbell El Paso, Texas 79901
With Copy to:	Museum and Cultural Affairs Department Attn: Ben Fyffe, Managing Director 400 W. San Antonio, Suite A, El Paso, Texas 79901
With Copy to:	Mexican American Cultural Center Director Attn: Director 501 N. Oregon St. El Paso, Texas 79901

To EPCF: El Paso Community Foundation
Attn: Eric Pearson, President
333 N. Oregon, 2nd Floor
El Paso, Texas 79901

8. Modification of this Agreement. This Agreement may be modified only by written agreement by the Parties.

9. Assignment. The Parties may not assign any obligations or rights under this Agreement without the express written consent of the other Party.

10. No Joint Enterprise. This Agreement does not create any joint enterprise between the Parties.

11. Independent Contractors. The City and EPCF are independent legal entities. Nothing in this Agreement creates the relationship of employer and employee, principal and agent, or any relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the terms of this Agreement. Neither the City nor EPCF nor any of their respective agents or employees has control or the right to control the activities of the other Party in carrying out the terms of this Agreement. Both Parties agree that neither Party has, nor will attempt to assert, authority to make commitments for or to bind the other Party to any obligation other than the obligations described in this Agreement.

12. Headings. The paragraph or section headings contained in this Agreement are for reference purposes only and do not control the meaning or interpretation of this Agreement.

13. Expenditures. Each Party to this Agreement is responsible for the costs associated with such Party's exercise of any rights or performance of any duties under this Agreement.

14. Complete Agreement. This Agreement constitutes and expresses the entire agreement between the Parties hereto in reference to the services and agreements herein described.

15. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be constitute one and the same agreement. Delivery of an executed counterpart to this Agreement by .pdf attachment, through electronic mail or other digital or electronic means shall be effective as an original.

16. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

17. Severability. If a court of competent jurisdiction finds any term of this Agreement to be illegal, invalid, or unenforceable, such term shall be excluded to the extent of such illegality, invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent permitted and possible, the illegal, invalid or unenforceable term shall be deemed replaced by a term that is legal, valid and enforceable and that comes closest to expressing the intention of such illegal, invalid or unenforceable term.

(Signatures on Following Page.)

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of February 17, 2025.

CITY OF EL PASO:

By: Ellen Smyth for
Name: Dionne Mack
Its: City Manager

APPROVED AS TO CONTENT:

By: _____
Name: Ben Fyffe
Its: Managing Director, Quality of Life

APPROVED AS TO FORM:

By: _____
Name: Jesus Quintanilla
Its: Assistant City Attorney

EL PASO COMMUNITY FOUNDATION

By: _____
Eric Pearson
Its: President

File #: 25-1289, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 4
Capital Improvement Department, Joaquin Rodriguez, (915) 212-0065

AGENDA LANGUAGE:

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

Discussion and action on a Resolution to authorize the City Manager to execute the State Infrastructure Bank loan agreement, together with all required documentation, to effectuate the City's intent to borrow such funds and that the City Council further authorizes the City Manager to take or perform any actions required for implementation of this Resolution to receive funding from the State Infrastructure Bank.

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

DEPARTMENT: Capital Improvement

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Joaquin Rodriguez, AICP **PHONE NUMBER:** 915-212-0065

DISTRICT(S) AFFECTED: 4

STRATEGIC GOAL:

No. 7 Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL:

1.1 Parking Strategies

SUBJECT:

A resolution to authorize the City Manager to execute the State Infrastructure Bank loan agreement, together with all required documentation, to effectuate the City's intent to borrow such funds and that the City Council further authorizes the City Manager to take or perform any actions required for implementation of this Resolution to receive funding from the State Infrastructure Bank.

BACKGROUND / DISCUSSION:

In April of 2025 council approved the use of SIB loans to fund the city's match and local contribution for federally funded transportation projects. The first of these loans for the Sean Haggerty Extension was approved by the Texas Transportation Commission in August. This resolution to execute the loan agreement is the last step in the application process.

COMMUNITY AND STAKEHOLDER OUTREACH:

August 10, 2023 - Community Meeting for Sean Haggerty Extension at Northgate Transfer Center

PRIOR COUNCIL ACTION:

April 29, 2025 - Council approved a resolution to authorize the City Manager to execute loan applications for eligible FY 25-28 transportation projects

AMOUNT AND SOURCE OF FUNDING:

$7,364,000 - TxDOT State Infrastructure Bank (SIB) - Transportation Loan Program

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NA

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: _____

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

RESOLUTION

WHEREAS, the State Infrastructure Bank, operated by the Texas Department of Transportation, is a revolving loan fund; and

WHEREAS, the City of El Paso (the "City") deems it proper and in the best interest of the City to execute a loan agreement from the State Infrastructure Bank in an amount up to Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000.00) to be used for actual costs of utility relocation and construction necessary for the Sean Haggerty Extension Project; and

WHEREAS, the City is qualified to apply for and obtain financial assistance from the State Infrastructure Bank for this purpose; and

WHEREAS, on April 29, 2025 the City Council approved a Resolution authorizing the submission of a loan application to the State Infrastructure Bank.

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

Section 1. That the City Council hereby accepts the State Infrastructure Bank loan agreement in its substantially final form in order to secure receipt of funds in an amount up to Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000.00), to be fully repaid over no more than twenty-five (25) years for actual costs, including but not limited to, roadway construction, right of way acquisition, utility relocation, and local match costs for the Sean Haggerty Extension Project.

Section 2. That the City Council hereby authorizes the City Manager to execute the State Infrastructure Bank loan agreement, together with all required documentation, to effectuate the City's intent to borrow such funds.

Section 3. That the City Council further authorizes the City Manager to take or perform any actions required for implementation of this Resolution to receive funding from the State Infrastructure Bank.

APPROVED this ____ day of _____, 2025.

CITY OF EL PASO

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Roberta Brito
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Joaquin Rodriguez, Director
CID Grant Funded Programs

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

STATE INFRASTRUCTURE BANK LOAN AGREEMENT

This State Infrastructure Bank Loan Agreement (Agreement) is made by and between the Texas Transportation Commission (Commission) acting by and through the Texas Department of Transportation (Department), an agency of the State of Texas (State), and City of El Paso (Borrower), a political subdivision of the State of Texas, located in El Paso County, Texas.

W I T N E S S E T H

WHEREAS, the Secretary of Transportation of the United States Department of Transportation is authorized by the National Highway System Designation Act (Section 350 of Public Law 104-59) to enter into cooperative agreements with certain states, including Texas, to establish a state infrastructure bank for the purpose of making loans and providing other financial assistance to public and private entities, so as to encourage public and private investment in transportation facilities, expand the availability of funding for transportation projects, and reduce state costs; and

WHEREAS, the Texas Legislature established the State Infrastructure Bank (SIB) as an account in the State Highway Fund to be administered by the Texas Transportation Commission (Transportation Code, Chapter 222, Subchapter D); and

WHEREAS, the Texas Transportation Commission has adopted rules to implement the SIB program, including eligibility criteria for financial assistance (Title 43, Texas Administrative Code (TAC), Part 1, Chapter 6); and

WHEREAS, the Borrower is developing a project in El Paso County, Texas to construct the Sean Haggerty Extension Project, identified as CSJ # 0924-06-611 (Project). The Borrower is providing the actual costs of utility relocation and construction necessary for the Project; and

WHEREAS, the Borrower is a public entity in Texas and is authorized by law to construct, maintain, or finance the construction of the Project and may borrow money from the SIB under Texas Transportation Code §222.0745 for that purpose; and

WHEREAS, in accordance with 43 TAC §6.23, the Borrower submitted an application to the Department seeking to borrow Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000) from the SIB to pay for Borrower's actual costs of the Project; and

WHEREAS, in accordance with 43 TAC §6.32(c)(2): (1) the Project is consistent with the metropolitan transportation plan developed by a metropolitan planning organization, if applicable; (2) the Project will improve the efficiency of the State's transportation systems; (3) the Project will expand the availability of funding for transportation Projects or reduce

direct State costs; and (4) the application shows that the Project and the applicant are likely to have sufficient revenues to assure repayment of the financial assistance; and

WHEREAS, in accordance with 43 TAC §6.32(d), if 43 TAC Chapter 2 applies to the project, as provided under 43 TAC §2.3, construction of the project, other than construction activities described in Title 23, United States Code, §101(a)(4)(A), may not begin before an environmental review under Chapter 2 is completed; and

WHEREAS, an environmental review of the Project, in compliance with the Department's environmental rules in 43 TAC Chapter 2, has been conducted as part of the Department's environmental assessment of the Project, and the Project was cleared pursuant to a Programmatic Categorical Exclusion by the Department on April 11, 2024; and

WHEREAS, the Borrower passed a Resolution on April 29, 2025, authorizing the SIB loan application in the amount of up to Seven Million Three Hundred Sixty-Four Thousand Seven Hundred Twenty-Six Dollars ($7,364,726). The above-referenced resolution is attached hereto as **Exhibit A**; and

WHEREAS, in accordance with 43 TAC §6.32, the Department reviewed, analyzed, and found the application to be in compliance with the requirements of 43 TAC Chapter 6; and

WHEREAS, the Texas Transportation Commission, in Minute Order No. 117006 dated August 21, 2025, attached hereto as **Exhibit B,** granted final approval of the application from the Borrower to borrow up to Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000) from the SIB, and authorized the Executive Director of the Department or his designee to enter into a financial assistance agreement with the Borrower to finance the Borrower's actual costs of the Project; and

WHEREAS, the Borrower also passed Resolution No. Enter resolution number. on October 28, 2025, authorizing the Borrower's Deputy City Manager – CFO to enter into this Agreement for a loan in the amount of Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000), attached hereto as **Exhibit C**; and

WHEREAS, the Borrower has submitted a certificate warranting that the proposed security is eligible to be used to repay the loan and that the financial assistance will not violate any of the borrowing or bond commitments the borrower may have in place; and

WHEREAS, the Department has determined that the money in the SIB to be used to make the loan is "secondary funds" and "financial assistance from other than general obligation bond proceeds," as those terms are used in 43 TAC Chapter 6; and

WHEREAS, the Borrower will repay the loan with funds other than federal funds.

NOW, THEREFORE, the Department and the Borrower agree as follows:

A G R E E M E N T

Article 1. Financial Assistance.

A. SIB Loan. The Department, on behalf of the Commission, will make a loan to the Borrower in the amount of Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000) from the SIB (SIB Loan) to finance the Borrower's actual costs of the Project.

B. SIB Loan Disbursement. On November 7, 2025 (Deposit Date), the Department will transfer the amount of Seven Million Three Hundred Sixty-Four Thousand Dollars ($7,364,000) from the SIB (SIB Loan Proceeds) to the Borrower for deposit with the Borrower's depository bank Wells Fargo Bank, located in El Paso, Texas, into an account established by the Borrower with its depository bank or investment pool as prescribed by state law (Project Account). The Borrower shall use the SIB Loan Proceeds for payment of the Borrower's actual costs of the Project. The Borrower shall not use the SIB Loan Proceeds for any purpose other than that described in this Agreement.

The investment of any SIB Loan Proceeds shall be handled in a manner that complies with the Public Funds Investment Act, Texas Government Code, Chapter 2256. The SIB Loan Proceeds shall be adequately collateralized in a manner that complies with the Public Funds Collateral Act, Texas Government Code, Chapter 2257. The depository bank shall not commingle funds in the Project Account with any other funds held by the depository bank or the investment pool. If, during the course of this Agreement, the Borrower wishes to change its depository bank or investment fund, the Borrower shall obtain the Department's approval prior to the transfer of any remaining SIB Loan Proceeds or any other funds into an equivalent account in the new depository bank or investment fund, subject to the same security and fund segregation requirements described in this Agreement.

Interest earned on the SIB Loan Proceeds can only be used to pay for eligible costs of the Project or to prepay the loan under Article 1, Section I.

C. Security Provisions.

(1) Pledge of Tax Revenues.

The Borrower hereby covenants and agrees to secure and repay the SIB Loan and accrued interest hereon pursuant to the terms of this Agreement from the Borrower's ad valorem tax revenues, and that the Department has a contractual right to and pledge of such revenues to guarantee repayment. The Borrower hereby agrees that during each year while the SIB Loan is outstanding and unpaid, the Borrower shall compute and ascertain a rate and amount of ad valorem tax that will be sufficient to raise and produce the funds required to pay the interest on the SIB Loan as such interest comes due, and to provide and maintain a sinking fund adequate to pay the principal of the SIB Loan as such principal matures (but never less than 2% of the original principal amount of the SIB Loan as a sinking fund each year); and said tax shall be based on the latest approved tax rolls of the Borrower, with full allowance being made for tax delinquencies and the cost of tax collection. Said rate and

amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property within the Borrower's jurisdiction for each year while any of the SIB Loan is outstanding and unpaid; and said tax shall be assessed and collected each such year and deposited to the credit of the Interest and Sinking Fund (defined below). Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of the SIB Loan, as such interest comes due and such principal matures, are hereby pledged to such payment, within the limits prescribed by law. The amount of taxes to be levied annually for the payment of principal of and interest on the SIB Loan shall be determined and accomplished in the following manner:

(a) The Borrower's annual budget, beginning the year in which this Agreement becomes effective, shall reflect (i) the amount of principal and interest on the SIB Loan to become due in the next succeeding Fiscal Year of the Borrower, and (ii) the amount of ad valorem tax revenues or other lawfully available funds estimated and budgeted to be available for the payment of the principal of and interest on the SIB Loan during the next succeeding Fiscal Year of the Borrower.

(b) The amount required to be provided each Fiscal Year throughout the duration of this Agreement shall be the amount, if any, by which the principal and interest to be paid on the SIB Loan in the next succeeding Fiscal Year of the Borrower exceeds the sum of (i) the amount of Pledged Revenues shown to be on deposit in the Interest and Sinking Fund (after giving effect to any payments required to be made during the remainder of the then current Fiscal Year) at the time the annual budget is prepared, and (ii) the Pledged Revenues or other lawfully available funds shown to be budgeted and available (subject to the requirements of any prior lien obligations) for payment of said debt service requirements.

(c) The Borrower shall budget an amount of ad valorem tax revenue sufficient to pay the annual payment of the SIB Loan. Following the final approval of the annual budget of the Borrower, the governing body of the Borrower shall levy an ad valorem tax at a rate sufficient to produce taxes in the amount determined in paragraph (b) above, to be utilized for purposes of paying the principal of and interest on the SIB Loan in the next succeeding Fiscal Year of the Borrower.

(4) Perfection of Security Interest.

Chapter 1208, Texas Government Code, applies to the execution and delivery of the SIB Loan and the pledge of revenues granted by the Borrower herein, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the SIB Loan is outstanding and unpaid such that the pledge of revenues granted by the Borrower pursuant to the paragraph above is to be subject to the filing requirements of Chapter 9, Texas Business and Commerce Code, then in order to preserve to the Department the perfection of the security interest on the pledged revenues in Article I of this Agreement, the Borrower agrees to take such measures as it determines are reasonable and necessary

under Texas law to comply with the applicable provisions of Chapter 9, Texas Business and Commerce Code, and enable a filing to perfect the security interest in said pledge to occur.

D. Loan Repayment. The SIB Loan is to be repaid over a period of no more than Twenty-Five (25) years, with a final maturity date of August 15, 2050, in accordance with the amortization schedule attached to this Agreement as **Exhibit D**. Principal due on the SIB Loan shall be due annually beginning on August 15, 2026, and on each August 15 thereafter including the final principal payment date as shown on **Exhibit D** attached hereto (each a Principal Payment Date), and in the amounts (each a Principal Payment) as shown on **Exhibit D** attached hereto.

The SIB Loan shall bear interest from the Deposit Date as shown on **Exhibit D** at the rate of 4.00% per annum (Loan Rate), such interest to be calculated on the basis of a 360-day year composed of twelve 30-day months (each an Interest Payment). Interest Payments will be due annually beginning on August 15, 2026, and on each August 15 thereafter in the years as shown on **Exhibit D** attached hereto (each an Interest Payment Date). The Principal Payment Dates and the Interest Payment Dates are collectively referred to as (Payment Dates). If a Payment Date is not on a business day, the Interest Payment and/or Principal Payment due shall be made on the next following business day.

E. Draw of Funds from Project Account. SIB Loan funds in the Project Account shall only be drawn upon by the Borrower and used for Project costs as described in this Agreement. All draws from the Project Account for such costs related to the Project shall be in accordance with a requisition prepared by or approved by the Borrower, and all such requisitions and Project costs shall be subject to the review and approval of the Department.

F. Interest and Sinking Fund. The Borrower shall establish at its depository bank a SIB Loan Interest and Sinking Fund. Interest Payments due on the SIB Loan and each Principal Payment due on the SIB Loan shall be deposited into this Interest and Sinking Fund by the Borrower prior to each Payment Date. On or before each Payment Date, the Borrower shall cause its depository bank to transfer from the SIB Loan Interest and Sinking Fund to the Department, the applicable Interest Payment and/or Principal Payment as set forth in this Agreement.

G. Advances. The repayment of all or any portion of the SIB Loan shall not entitle the Borrower to any subsequent advances from the Department, nor shall the Department have any obligation to advance to or for the benefit of the Borrower any amount in excess of the SIB Loan. All costs incurred by the Borrower for its portion of the Project in excess of the par amount of the SIB Loan shall be the responsibility of the Borrower.

H. Prepayment.

(1) Voluntary Prepayment. Principal due on the SIB Loan and interest accrued at the Loan Rate through and including the date of prepayment may be prepaid by the Borrower without penalty, in whole or in part, on any business day.

(2) Mandatory Prepayment. Should the Project or this Agreement be terminated for any reason or should any amounts of disbursed SIB Loan Proceeds not be applied to

pay Project costs, the Borrower shall return any misapplied SIB Loan Proceeds or unexpended portion of the SIB Loan Proceeds to the Department as a prepayment.

(3) Application of Prepayments. Upon receipt of a prepayment from the Borrower of a portion (and not the whole) of the outstanding principal amount of the SIB Loan the Department shall apply such prepayment to the outstanding principal due on the SIB Loan;

(4) Upon either voluntary or mandatory prepayment, the remaining principal due on the SIB Loan will be re-amortized over the term of the SIB Loan and **Exhibit D** will be revised by the Department to reflect the remaining Principal Payments and the revised Interest Payments due; and

(5) Such revised **Exhibit D** shall be submitted to the Borrower to be attached to and become an integral part of this Agreement.

I. Late Payment. Payments not received by the applicable Payment Date will bear interest at the Loan Rate (with overdue interest as well as overdue principal bearing interest) until paid. Such additional interest shall be calculated by the Department on the basis of a 360-day year composed of twelve 30-day months. The parties may prepare a revised **Exhibit D** (amortization schedule) showing the increase in interest due resulting from late payment, default, or pursuant to other terms and conditions of this Agreement.

J. Payment with Federal Funds. The Borrower hereby covenants and agrees that federal funds will not be used to make payments due on the SIB Loan.

Article 2. Use of SIB Loan for Project Costs

The Borrower is developing the Project. The Borrower is responsible to fund the actual costs of construction and relocating utilities necessary for the construction of the Project. The Borrower may use the SIB Loan only for the actual costs incurred by the Borrower for such construction and utility relocation necessary for the construction of the Project as detailed in this Agreement.

Article 3. Project Responsibilities for Projects

A. The SIB Loan Proceeds are “secondary funds” and “financial assistance from other than general obligation bond proceeds,” as those terms are used in 43 TAC Chapter 6. However, if any federal funds will be used to pay for, or reimburse costs of, the Project, with respect to work on the Project, the Borrower and the Department are required to comply with the requirements of the United States Code, Title 23, for federal-aid highways. The Borrower and the Department must conduct all right-of-way or other land acquisitions, relocations, and utility adjustments in accordance with the United States Code, Title 42 – The Public Health and Welfare, Chapter 61 – Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs (the Uniform Act) and the regulations issued thereunder.

B. The Borrower is responsible for funding its portion of Project costs in compliance with all applicable federal, state, and local laws, regulations, policies, and ordinances. The

Department has certain rights and responsibilities related to the Project, including ensuring that the completion of the Project is performed in compliance with all applicable laws, regulations, and policies.

C. For state highway improvement project, all plans and specifications for the Project shall be in compliance with the current editions of the design and construction manuals of the Department, and the Standard Specifications for the Construction and Maintenance of Highways, Streets, and Bridges (the "Standard Specifications"), as they may apply. For work on projects not on the state highway system, plans and specifications must be, at a minimum, incompliance with applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

D. All construction plans shall be signed and dated by a professional engineer licensed by the State of Texas.

E. The actions and decisions regarding the Project made by the Department shall not be contestable by the Borrower.

F. The Borrower shall provide the Department and the Federal Highway Administration, or their authorized representatives, with right of entry or access to all properties or locations necessary to perform the work for the Project, inspect the work, or otherwise aid in the prompt pursuit of the work. The Borrower shall also provide the Department, the Federal Highway Administration, the Comptroller General of the United States, and the Texas State Auditor's Office, or their authorized representatives, with right of access to any books, documents, papers, or other records of the Borrower which are pertinent to the Project or its financing as described in this Agreement, in order to make audits, examinations, excerpts, and transcripts, or to complete the Project accounting described in this Agreement.

Article 4. Project Accounting; Filing of Reports; Retention of Records

A. The Borrower shall account for: (i) all of the Borrower's actual costs of the Project, and (ii) disbursements made to the Department, if any, associated with the Project using generally accepted accounting principles in the United States, as promulgated by the Governmental Accounting Standards Board or the Financial Accounting Standards Board, or pursuant to applicable federal or state laws or regulations. The Borrower shall maintain its books and records in accordance with generally accepted accounting principles in the United States, as promulgated by the Governmental Accounting Standards Board or the Financial Accounting Standards Board, or pursuant to applicable federal or State laws or regulations, and with all other applicable federal and state requirements. The Borrower will make its accounting records available at reasonable times to the Department for inspection during performance of the Borrower's work related to the Project and upon its completion.

B. On each Principal Payment Date (until the next Principal Payment Date occurring after the year in which all SIB Loan Proceeds are expended), in a format prescribed by the department, the Borrower shall provide to the Department (one copy to the Department's District Office and one copy to the Department's SIB Administration Office) an accounting of the SIB Loan Proceeds expended (Annual Expenditure Report).

C. The Borrower shall also, at the Borrower's cost, have a full audit of its books and records performed annually by an independent certified public accountant selected by the Borrower and reasonably acceptable to the Department. The audit must be conducted in accordance with generally accepted auditing standards promulgated by the Financial Accounting Standards Board, the Governmental Accounting Standards Board, or the standards of the Office of Management and Budget Circular A-133, Audits of States, Local Governments and Non-profit Organizations, as applicable, and with all other applicable federal and state requirements. The Borrower shall cause the auditor to provide a full copy of the audit report and any other management letters or auditor's comments directly to the Department within a reasonable period of time after an audit report and any related documents have been provided to the Borrower's governing body.

D. The State Auditor may conduct an audit or investigation of the Borrower with respect to the funds received from the Department directly under this Agreement or of the payments received by third parties from the Borrower using the SIB Loan Proceeds. Acceptance of funds directly under this Agreement or indirectly through payments using SIB Loan Proceeds acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit.

E. The Borrower shall retain all original Project files, records, accounts, and supporting documents relating to the relocation of Borrower utilities needed for the Project until the later of the date that: (1) the Project is completed; (2) the SIB Loan has been paid in full; or (3) the retention period required by State and federal law ends. The Borrower shall retain, or cause its auditor to retain, all work papers and reports relating to an audit performed pursuant to this Agreement until the fourth anniversary of the date of the audit report, unless the Department notifies the Borrower in writing of a later date for the end of the retention period. During the retention period, the Borrower shall make audit work papers available to the Department within 30 days of the date that the Department requests those papers.

F. All information submitted by the Borrower (annual financial/disclosure information and notices) to the Electronic Municipal Market Access ("EMMA") System of the Municipal Securities Rulemaking Board with respect to the Borrower's bonds and other similar obligations payable from the same revenues as the SIB Loan must be submitted to the Department, within 30 days of posting to EMMA. Such information may be submitted to the Department by hard copy or by notification to the Department of the Borrower's posting with EMMA, together with the applicable CUSIP number(s).

G. The Borrower shall submit to the Department within 30 days of the date of adoption the annual operating and capital budgets adopted by the Borrower each fiscal year under a trust agreement, indenture, bond resolution or ordinance, or equivalent document securing bonds or other obligations issued for a Project, and any amended or supplemental operating or capital budget, approved by the Borrower and certified as correct by its chief administrative officer or chief financial officer.

Article 5. Default

A. The Borrower shall be in default if it fails to repay the SIB Loan (the Principal Payments and the Interest Payments) or otherwise fails to comply with any term of this Agreement. The Department shall not be obligated to take further action nor resume its obligations under this Agreement until the Borrower is no longer in default. The Borrower shall reimburse the Department for all costs or other losses of funds resulting from any default or failure to perform by the Borrower.

B. The Borrower agrees that in the event of a default under this Agreement the Department may, by all legal and equitable means, require the Borrower and any appropriate official of the Borrower (acting solely in his/her official capacity) to remedy any default under, and carry out the provisions of, this Agreement, including specifically the use and filing of mandamus proceedings. Venue for any legal proceedings shall be in Travis County, Texas.

Article 6. Borrower Solely Responsible

The Borrower agrees that it is solely responsible for all losses, costs, expenses, penalties, claims, and liabilities due to activities of the Borrower and its agents, employees, officers, or contractors performed under this Agreement, and which result from an error, omission, or negligent act of the Borrower or any agent, employee, official, or contractor of the Borrower. Notwithstanding anything in this Agreement to the contrary, this provision shall survive any termination of this Agreement.

Article 7. Termination

This Agreement may be terminated upon the occurrence of any of the following conditions:

A. If both parties to this Agreement agree in writing to such termination; provided, however, that any such termination is specifically subject to the requirements of this Agreement;

B. If the Department is unable to advance the SIB Loan Proceeds to the Borrower, the Department shall terminate this Agreement and provide written notice thereof to the Borrower;

C. If the Borrower is in default on a Principal Payment or Interest Payment required under this Agreement, the Department may declare this Agreement to be terminated, or may exercise any of the rights granted the Department in this Agreement; but the payment obligations of the Borrower shall survive any such termination and shall continue in effect until discharged and satisfied; and

D. Upon repayment in full by the Borrower of the SIB Loan, and compliance by the Borrower with all other requirements of this Agreement, the Department shall execute and deliver to the Borrower a letter or other notice of payment, provided that, upon the execution and delivery of the written notice of payment by the Department, this Agreement shall automatically terminate, except with respect to any obligation of a party related to any losses, costs, expenses, penalties, claims, and liabilities due to the activities of a party, or any agent, employee, official, or contractor of a party, which obligations shall survive such termination.

Article 8. Notices

All notices to either party by the other party required under this Agreement will be delivered personally, via e-mail or sent by U.S. Mail, postage prepaid, addressed to such party at the following respective addresses:

Texas Transportation Commission: Texas Department of Transportation Attn: Project Finance and Toll Operations Division SIB Administration 125 East 11th Street Austin, TX 78701-2483 TexasSIB@txdot.gov	**Borrower**: City of El Paso Attn: Deputy City Manager – CFO and Deputy CFO-Comptroller 300 N Campbell El Paso, 79901 CortinasR@elpasotexas.gov marinmm@elpasotexas.gov

All notices shall be deemed so delivered or deposited in the mail, unless otherwise provided herein. A party may change the above address by sending written notice of the change to the other party in the manner stated in this Article.

Article 9. Legal Construction

In case one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein. In particular, but not by way of limitation, should all or any part of the pledge of security in this Agreement for any reason be held invalid, illegal or unenforceable in any respect, Borrower's obligations under this Agreement shall be treated as current expenses of the Borrower subject to the annual appropriation of lawfully available funds by the governing body of the Borrower for the payment of such obligations.

Article 10. Written Amendments

Any changes in the character, agreement, terms, or responsibilities of the parties must be enacted through a written amendment. No amendment to this Agreement shall be of any effect unless in writing and executed by both parties. Notwithstanding the foregoing, revisions to **Exhibit D** that occur as contemplated in this Agreement must be in writing, but are not required to be executed by either party.

Article 11. Successors and Assigns

Except as provided in the next following sentence, this Agreement shall bind, and shall be for the sole and exclusive benefit of, the respective parties. Each party is prohibited from assigning any of the rights or obligations conferred by this Agreement to any third party without the advance written approval of the other party. Any attempted assignment or other

transfer of the rights or obligations of this Agreement without the consent of the other party shall be void and may be grounds for termination of this Agreement.

Article 12. Relationship of the Parties

Nothing in this Agreement shall be deemed or construed by the parties, or any third party, as creating the relationship of principal and agent between the Department and the Borrower.

Article 13. Interpretation

No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party having or being deemed to have drafted, prepared, structured, or dictated such provision.

Article 14. Signatory Authority

Each party to this Agreement represents to the other that it is fully authorized to enter into this Agreement and to perform its obligations hereunder, and that no waiver, consent, approval, or authorization from any third party is required to be obtained or made in connection with the execution, delivery, or performance of this Agreement. Each signatory on behalf of the Department and the Borrower, as applicable, is fully authorized to bind that entity to the terms of this Agreement.

Article 15. Taxable Obligations

The SIB Loan is not a “state or local bond” within the meaning of section 103(a) and (c) of the Internal Revenue Code of 1986, as amended; therefore, the interest on the SIB Loan is not excludable from the gross income of the holders thereof for federal income tax purposes.

*****SIGNATURE PAGES FOLLOW*****

Each party is signing this Agreement on the date stated next to that party's signature.

CITY OF EL PASO

By:_____ Date:_____

Robert Cortinas
Deputy City Manager- CFO
City of El Paso

Approved As To Form:

_____

Roberta Brito
Senior Assistant City Attorney

TEXAS DEPARTMENT OF TRANSPORTATION

Executed for the purpose and effect of activating and/or carrying out the orders, established policies, or work programs heretofore approved and authorized by the Texas Transportation Commission.

By:_____ Date:_____

Benjamin H. Asher
Project Finance and Toll Operations Division Director
Texas Department of Transportation

EXHIBIT A

BORROWER'S RESOLUTION(S) AUTHORIZING LOAN APPLICATION

25.447
42

RESOLUTION

WHEREAS, the State Infrastructure Bank, operated by the Texas Department of Transportation, is a revolving loan fund; and

WHEREAS, the City Council for the City of El Paso deems it proper and in the best interest of the City of El Paso ("City") to apply for a loan from the State Infrastructure Bank in an amount up to $7,364,726.00 to be used towards the cost of the City of El Paso's portion of the Sean Haggerty Extension project, including, but not limited to, roadway construction, right of way acquisition, utility relocation, local match and contingency costs; and

WHEREAS, the City is qualified to apply for and obtain financial assistance from the State Infrastructure Bank for this purpose.

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

THAT the City Council finds it is in the best interest of the City of El Paso to apply for a loan from the State Infrastructure Bank in an amount up to $7,364,726.00 to be used towards the cost of the City's portion of the Sean Haggerty Extension project, including, but not limited to, roadway construction, right of way acquisition, utility relocation, and local match costs.

THAT the City Council hereby authorizes the City Manager, or designee, to execute a loan application from the State Infrastructure Bank and to submit the application, together with all required documentation, to the Texas Department of Transportation for consideration.

THAT the application to be submitted is attached hereto as Exhibit A and made a part hereof for all purposes.

APPROVED this 29th day of April, 2025.

CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Roberta Brito
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Joaquin Rodriguez
CID Grant Funded Programs Director

EXHIBIT B

TEXAS TRANSPORTATION COMMISSION MINUTE ORDER

The applicants listed in exhibit A have each submitted an application for financial assistance in the form of a loan from the State Infrastructure Bank (SIB) under Transportation Code, Chapter 222, Subchapter D, and Title 43 Texas Administrative Code (TAC), Chapter 6 (SIB Rules). Each application satisfies all requirements of the rules, including passage of a resolution authorizing submission of the application to the Texas Department of Transportation (department).

The intended use of the financial assistance conforms to the purposes of the SIB. Each applicant intends to use the financial assistance to pay for eligible project costs to perform work on various projects in various counties in Texas, as detailed in exhibit A.

The present and projected financial condition of the SIB is sufficient to cover the requested financial assistance for the projects.

In accordance with the SIB Rules, the executive director has negotiated all the terms of an agreement with each applicant as necessary to protect the public's safety and to prudently provide for the protection of public funds while furthering the purposes of the SIB, as contained in exhibit A.

The SIB Rules provide for both preliminary and final approval by the Texas Transportation Commission (commission) of any SIB loan in the principal amount of more than $10 million or in which the department does not have primary responsibility, unless the commission waives the preliminary approval requirement for that application. The commission has considered the financial condition of the bank, complexity and size of the project, the type of infrastructure or asset involved, the type and complexity of the financial assistance requested, the financial status of the applicant, the financial feasibility of the project, and the need to expedite the financing of the project and has determined to waive the preliminary approval requirement for the city of El Paso SIB loan application, as listed in exhibit A.

The SIB Rules also allow for final approval by the commission of any SIB loan in the principal amount of $10 million or less without first going through the preliminary approval process described in the SIB Rules if the financial assistance is to be used for a project for which the department has primary responsibility.

The executive director or his designee implemented actions authorized and required by the SIB Rules for final approval. The executive director recommends that the commission grant final approval of the applications listed in exhibit A for financial assistance from the SIB up to the amount listed for each project.

In accordance with the SIB Rules, the commission finds that:

1. the projects listed in Exhibit A are consistent with the metropolitan transportation plan developed by the applicable metropolitan planning organization, if appropriate;

2. the projects listed in Exhibit A will improve the efficiency of the state's transportation systems;

3. the projects listed in Exhibit A will expand the availability of funding for transportation projects or reduce direct state costs;

4. the applications submitted show that the applicants listed in Exhibit A are likely to have sufficient revenues to assure repayment of the financial assistance; and

5. providing financial assistance to each applicant listed in Exhibit A will protect the public's safety and prudently provide for the protection of public funds, while furthering the purposes of the SIB.

IT IS THEREFORE DETERMINED AND ORDERED by the commission that each application listed in exhibit A submitted for financial assistance in the form of a loan from the SIB meets the applicable requirements of the SIB Rules and, in accordance with those provisions, the commission grants final approval of the applications for SIB loans under the terms contained within exhibit A up to the amount listed for each project to pay for the eligible project costs necessary for the projects.

IT IS FURTHER ORDERED by the commission that the executive director or his designee is directed and authorized to enter into financial assistance agreements for each of the attached SIB loan requests, which comply with the SIB Rules and which contains the terms attached hereto as exhibit A.

Submitted and reviewed by:

Signed by:
Benjamin H. Asher
E40115FC36E4474...
Director, Project Finance & Toll Operations Division

Recommended by:

DocuSigned by:
0E1B35AE191749E...
Executive Director

117006 August 21, 2025

Minute Number | Date Passed

State Infrastructure Bank Loan Terms

Applicant	Loan Amount (up to)	Pledged Collateral	Term to Maturity (up to)	Initial Repayment Deferral	Interest Rate	Project Description
City of El Paso (S2025-013-04)	$7,364,000	Ad-valorem Tax Revenues	25 years	N/A	4.00%	Utility relocation and construction necessary for a non-tolled, off-system project to construct the Sean Haggerty Extension Project in El Paso County, Texas.
Angelina and Neches River Authority (S2024-016-01)	$310,000	Net revenues of the Central Heights Utility System	20 years	N/A	2.89%	Design related to a utility relocation necessary for a non-tolled, on-system project to construct US 259 N (Future I-69) in Angelina County, Texas.
Military Highway Water Supply Corporation (S2025-014-01)	$1,034,000	Utility Revenues	25 years	N/A	4.05%	Utility relocation necessary for a non-tolled, on-system project to widen SH 281 in Cameron County, Texas

EXHIBIT C

BORROWER'S RESOLUTION AUTHORIZING LOAN AGREEMENT

EXHIBIT D
AMORTIZATION SCHEDULE

LOAN SCHEDULE REPORT

EXHIBIT D - AMORTIZATION SCHEDULE

Loan Schedule for El Paso S2025-013-04									
Term Number	Date	Loan Rate	Start Balance	Disbursement	Payment Due Amount	Principal Payment	Interest Payment	Interest Capitalized	End Balance
1	11/7/2025	4.00%	$0.00	$7,364,000.00	$0.00	$0.00	$0.00	$0.00	$7,364,000.00
2	8/15/2026	4.00%	$7,364,000.00	$0.00	$404,289.87	$176,824.09	$227,465.78	$0.00	$7,187,175.91
3	8/15/2027	4.00%	$7,187,175.91	$0.00	$471,384.09	$183,897.05	$287,487.04	$0.00	$7,003,278.86
4	8/15/2028	4.00%	$7,003,278.86	$0.00	$471,384.09	$191,252.94	$280,131.15	$0.00	$6,812,025.92
5	8/15/2029	4.00%	$6,812,025.92	$0.00	$471,384.09	$198,903.05	$272,481.04	$0.00	$6,613,122.87
6	8/15/2030	4.00%	$6,613,122.87	$0.00	$471,384.09	$206,859.18	$264,524.91	$0.00	$6,406,263.69
7	8/15/2031	4.00%	$6,406,263.69	$0.00	$471,384.09	$215,133.54	$256,250.55	$0.00	$6,191,130.15
8	8/15/2032	4.00%	$6,191,130.15	$0.00	$471,384.09	$223,738.88	$247,645.21	$0.00	$5,967,391.27
9	8/15/2033	4.00%	$5,967,391.27	$0.00	$471,384.09	$232,688.44	$238,695.65	$0.00	$5,734,702.83
10	8/15/2034	4.00%	$5,734,702.83	$0.00	$471,384.09	$241,995.98	$229,388.11	$0.00	$5,492,706.85
11	8/15/2035	4.00%	$5,492,706.85	$0.00	$471,384.09	$251,675.82	$219,708.27	$0.00	$5,241,031.03
12	8/15/2036	4.00%	$5,241,031.03	$0.00	$471,384.09	$261,742.85	$209,641.24	$0.00	$4,979,288.18
13	8/15/2037	4.00%	$4,979,288.18	$0.00	$471,384.09	$272,212.56	$199,171.53	$0.00	$4,707,075.62
14	8/15/2038	4.00%	$4,707,075.62	$0.00	$471,384.09	$283,101.07	$188,283.02	$0.00	$4,423,974.55
15	8/15/2039	4.00%	$4,423,974.55	$0.00	$471,384.09	$294,425.11	$176,958.98	$0.00	$4,129,549.44
16	8/15/2040	4.00%	$4,129,549.44	$0.00	$471,384.09	$306,202.11	$165,181.98	$0.00	$3,823,347.33
17	8/15/2041	4.00%	$3,823,347.33	$0.00	$471,384.09	$318,450.20	$152,933.89	$0.00	$3,504,897.13
18	8/15/2042	4.00%	$3,504,897.13	$0.00	$471,384.09	$331,188.20	$140,195.89	$0.00	$3,173,708.93
19	8/15/2043	4.00%	$3,173,708.93	$0.00	$471,384.09	$344,435.73	$126,948.36	$0.00	$2,829,273.20
20	8/15/2044	4.00%	$2,829,273.20	$0.00	$471,384.09	$358,213.16	$113,170.93	$0.00	$2,471,060.04
21	8/15/2045	4.00%	$2,471,060.04	$0.00	$471,384.09	$372,541.69	$98,842.40	$0.00	$2,098,518.35
22	8/15/2046	4.00%	$2,098,518.35	$0.00	$471,384.09	$387,443.36	$83,940.73	$0.00	$1,711,074.99

LOAN SCHEDULE REPORT

Loan Schedule for El Paso S2025-013-04

Term Number	Date	Loan Rate	Start Balance	Disbursement	Payment Due Amount	Principal Payment	Interest Payment	Interest Capitalized	End Balance
23	8/15/2047	4.00%	$1,711,074.99	$0.00	$471,384.09	$402,941.09	$68,443.00	$0.00	$1,308,133.90
24	8/15/2048	4.00%	$1,308,133.90	$0.00	$471,384.09	$419,058.73	$52,325.36	$0.00	$889,075.17
25	8/15/2049	4.00%	$889,075.17	$0.00	$471,384.09	$435,821.08	$35,563.01	$0.00	$453,254.09
26	8/15/2050	4.00%	$453,254.09	$0.00	$471,384.25	$453,254.09	$18,130.16	$0.00	$0.00

File #: 25-1293, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Kevin Smith, (915) 212-1566

AGENDA LANGUAGE:

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

Discussion and action on updates of short-term rentals in El Paso. The presentation by City staff, the Greater El Paso Association of Realtors, and the El Paso Short-Term Rental Alliance will include requested items by City Council on September 3, 2025 including identified safety issues and concerns related to short-term rentals in the City of El Paso and an update on the current state of short-term rentals within the City.

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

REVISED
2:28 pm, Oct 15, 2025

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 10/28/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Kevin Smith **PHONE NUMBER:** 915-212-1566

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

3 - Promote the Visual Image of El Paso

SUBGOAL:

3.2 - Set one standard for infrastructure across the city

SUBJECT:

Discussion and action on updates of short-term rentals in El Paso. The presentation by City staff, the Greater El Paso Association of Realtors, and the El Paso Short-Term Rental Alliance will include requested items by City Council on September 3, 2025 including identified safety issues and concerns related to short-term rentals in the City of El Paso and an update on the current state of short-term rentals within the City.

BACKGROUND / DISCUSSION:

On September 3, 2025, City Council directed the City Manager to have staff to work in coordination with the El Paso Short-Term Rental Alliance and return to City Council within 60 days with a written report outlining:
• Identified safety issues and concerns related to short-term rentals in the City of El Paso, and
• an update on the current state of short-term rentals within the city

This item is a follow-up to this Council action.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

9/3/25 - City Council directed the City Manager to have staff work in coordination with the El Paso Short-Term Rental Alliance and return to City Council within 60 days with a written report outlining:
• Identified safety issues and concerns related to short-term rentals in the City of El Paso, and
• an update on the current state of short-term rentals within the city

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

File #: 25-1296, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Planning and Inspections, Philip Etiwe, (915) 212-1553
Planning and Inspections, Tony De La Cruz, (915) 212-1589

AGENDA LANGUAGE:

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

Discussion and action on a presentation on proposed amendments to El Paso City Code 20.20 (Historic Landmark Preservation). The presentation will provide Council an update on the input received from the community and staff recommendations.

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

REVISED
2:48 pm, Oct 21, 2025

DEPARTMENT: Planning and Inspections

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE: 10/28/25

CONTACT PERSON NAME: Philip Etiwe **PHONE NUMBER:** 915-212-1553

2nd CONTACT PERSON NAME: Tony De La Cruz **PHONE NUMBER:** 915-212-1589

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL:

Goal 3 Promote the Visual Image of El Paso

SUBGOAL:

3.3 Establish a brand that celebrates and promotes El Paso's unique identity and offerings

SUBJECT:

Discussion and action on a presentation on proposed amendments to El Paso City Code 20.20 (Historic Landmark Preservation). The presentation will provide Council an update on the input received from the community and staff recommendations.

BACKGROUND / DISCUSSION:

Staff is proposing amendments to the Historic Landmark Preservation portion of the El Paso City Code. The presentation will cover the proposed amendments, along with the input received from the public meetings that were held between June 16 through August 7, 2025.

COMMUNITY AND STAKEHOLDER OUTREACH:

Planning and Inspections and Urban Planning and Design conducted eight public meetings between June 16 through August 7, 2025. The meetings were all conducted in proximity to one of the nine locally designated historic districts and a survey was developed to gauge public interest in the proposed amendments. A total of 131 attendees participated in the public meetings and 34 survey responses were received.

PRIOR COUNCIL ACTION:

The proposed amendments were introduced to Council during the June 10, 2025 regular City Council meeting. At that time, staff was directed to conduct additional public outreach and return to Council with the input received for further direction.

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Philip Etiwe

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

File #: 25-1292, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

District 2
City Manager's Office, Sasho Andonoski, (915) 212-1092
Zoo, Gary A. Lunsford, (915) 212-2803

AGENDA LANGUAGE:

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

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate a budget transfer to use Zoo's operating fund balance for the purchase of 50 air conditioner units including labor and materials.

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

DEPARTMENT: Office of Managment and Budget

AGENDA DATE: 10/28/25

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Sasho Andonoski **PHONE NUMBER:** (915) 212-1092

2nd CONTACT PERSON NAME: Gary A. Lunsford **PHONE NUMBER:** (915) 212-2803

DISTRICT(S) AFFECTED: District 2

STRATEGIC GOAL:

Goal 6- Set the standard for sound governance and fiscal management

SUBGOAL:

SUBJECT:

Discussion and action on a Resolution that the City Manager, or designee, be authorized to effectuate a budget transfer to use Zoo's operating fund balance for the purchase of 50 air conditioner units including labor and materials.

BACKGROUND / DISCUSSION:

Section 7.3D of the City Charter requires a budget to be adopted by resolution no later than August 31st of each year.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

The FY 2025 - 2026 Annual Budget for the City of El Paso was adopted by Resolution on August 19, 2025.

AMOUNT AND SOURCE OF FUNDING:

$756,000 from Zoo's operating fund balance (452-3400-52120-P5203-470020).

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Sasho Andonoski Digitally signed by Sasho Andonoski Date: 2025.10.09 16:37:42 -06'00'

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

RESOLUTION

WHEREAS, on August 19, 2025, pursuant to Section 7.3D of the City of El Paso municipal code, the City Council approved the FY2026 City budget by resolution ("Budget Resolution"); and

WHEREAS, Section 6 of the FY2026 Budget Resolution authorizes the City Manager or designee to make budget transfers between departments and/or non-enterprise funds or reprogram funds within an enterprise department, not to exceed $100,000, to the extent permitted by law and budget transfers between departments and/or non-enterprise department funds exceeding $100,000 requiring City Council approval; and

WHEREAS, the Zoo requires a budget transfer in excess of $100,000, which in accordance with Section 6 of the FY2026 Budget Resolution, requires City Council approval.

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

THAT, the City Manager, or designee, be authorized to effectuate a budget transfer to use Zoo's operating fund balance for the purchase of 50 air conditioner units including labor and materials.

In accordance with updated project scope and expenditure needs, funding source in General Fund, as respectively listed and referenced below:

BT Number	Fund	Project	Increase /(Decrease)
BT2026-0060	3400	N/A	$756,000

(Signatures on the following page)

APPROVED this _____day of _____, 2025.

CITY OF EL PASO:

_____
Renard U. Johnson
Mayor

ATTEST:

_____
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

_____
Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Sasho Andonoski, Director
Office of Management & Budget

File #: 25-1295, **Version:** 1

CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

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

All Districts
Internal Audit, Miguel Montiel (915) 212-1367
Internal Audit, Liz De La O, (915) 212-1371

AGENDA LANGUAGE:

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

Discussion and action to approve the FY 2025-2026 Annual Internal Audit Plan.

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

DEPARTMENT: Internal Audit

AGENDA DATE: October 28, 2025

PUBLIC HEARING DATE:

CONTACT PERSON NAME: Miguel Montiel **PHONE NUMBER:** 915-212-1367

2nd CONTACT PERSON NAME: Liz De La O **PHONE NUMBER:** 915-212-1371

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL:

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

SUBGOAL:

SUBJECT:

Discussion and Action to approve the FY 2025-2026 Annual Internal Audit Plan. Audit Plan was accepted by FOAC at the October 9, 2025 meeting.

BACKGROUND / DISCUSSION:

The Annual Audit plan determines the priorities of the internal audit function. The plan guides the internal audit activity in the scheduling of services. The Audit Plan is flexible and can be updated as needed throughout the Fiscal Year with the approval of FOAC. The FY26 Annual Audit Plan had capacity for eight (8) new audits. Based on the Internal Audit Department's Risk-Assessment process, the following 8 new audits were scheduled:

- El Paso Police Department – Overtime Audit
- Two (2) P-Card and Travels Review Audits – City Departments
- Accounts Payable Audit – City Department
- Streets and Maintenance – Facility Maintenance Audit
- El Paso International Airport – Construction Audit
- Parks and Recreation – Sports Fields Audit
- La Nube Children's Museum Contract Audit

COMMUNITY AND STAKEHOLDER OUTREACH:

Not applicable

PRIOR COUNCIL ACTION:

Not applicable

AMOUNT AND SOURCE OF FUNDING:

Not applicable

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

Not applicable

NAME	AMOUNT ($)

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

DEPARTMENT HEAD: Liz DeLeo

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

Clerk Dept. Rev.3.20250114

FY2025-2026
Audit Plan

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Prepared by the
Internal Audit Department
September 1, 2025

OVERVIEW

In accordance with *The Institute of Internal Auditors' Global Internal Audit Standards*, Standard 9.4 – Internal Audit Plan, the Internal Audit Department has prepared a risk-based Internal Audit Plan for Fiscal Year 2025-2026. The Fiscal Year 2025-2026 Audit Plan is a description of the internal audit activities that will be performed by the Internal Audit Department during the Fiscal Year. Per Standard 9.2, the Audit Plan serves as a strategy to help guide the internal audit function toward the fulfillment of the long-term objectives and success of the organization. The Audit Plan aligns with the expectations of the Financial Oversight and Audit Committee and Senior Management.

By periodically reporting the Internal Audit Department's actions to the Financial Oversight and Audit Committee (FOAC) and City Manager's Office, the Internal Audit Department helps support the City of El Paso's Strategic Plan Goals 6.6 and 6.8;

- Goal 6.6: Ensure continued financial stability and accountability through sound financial management, budgeting and reporting.
- Goal 6.8: Support transparent and inclusive government.

The process of preparing the Audit Plan included identifying those areas that are considered the most important and ensuring that activities with the greatest risk are audited. The Financial Oversight and Audit Committee will review and approve the Fiscal Year 2025-2026 Audit Plan subject to final approval by City Council. Members of the Financial Oversight and Audit Committee provided input, as did the City Manager, Deputy City Managers, City Attorney, and Department Directors, where appropriate. The Financial Oversight and Audit Committee (FOAC) is comprised of the following members:

- Dr. Josh Acevedo – Representative District 2 – FOAC Chair
- Alejandra Chavez, Representative District 1
- Deanna Maldonado-Rocha, Representative District 3
- Ivan Niño, Representative District 5
- Dionne Mack, City Manager (non-voting member)
- Vacant, Chief Internal Auditor (non-voting member)

IDENTIFICATION OF THE AUDIT UNIVERSE AND RISK ASSESSMENT

The Institute of Internal Auditors' Global Internal Audit Standards, Standard 9.4 requires that Internal Auditors develop an Audit Plan based on the assignment of risk. The Audit Universe is a subjective assessment of auditable areas within the City of El Paso. To identify the Audit Universe, we reviewed the City's Organizational Chart (as of 8/31/25), prior Audit Plans, the Annual Comprehensive Financial Report, and prior Risk Assessments. The auditable areas were broken down into ten distinct areas:

1. Mayor & City Council
2. City Manager
3. City Attorney's Office
4. CoEP Employee's Retirement Trust
5. DCM – Richard Bristol
6. DCM & CFO – Robert Cortinas
7. DCM – Nicole Cote
8. DCM – Mario D'Agostino
9. DCM – Araceli Guerra
10. DCM – Yvette Hernandez

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The following describes our planning process used to prepare the Fiscal Year 2025-2026 Audit Plan. The Audit Plan can be found as **Attachment 1**.

The Audit Universe for the City of El Paso was identified by separating the Operational, Administrative, and Executive Management functions within the City of El Paso. The Risk Assessment was designed to measure certain risk factors necessary for the City of El Paso to meet its Mission, Strategic Plan, and its Goals and Objectives. Our goal is to provide reasonable assurance that the concept of risk-based auditing was practiced. The risk factors used were:

- **Management Interest** – Interest by management to have an area audited due to operational or internal control concerns.
- **Budget Risk** – The risk that the City of El Paso's annual budget will be severely affected by factors that are not planned for or anticipated.
- **Strategic Risk** – The risk that poor business decisions or improper implementation of strategic goals will reduce the City of El Paso's ability to meet those goals.
- **Reputation Risk** – The risk that the City of El Paso's public image will be tarnished due to improper actions on the part of officials, management, or staff.
- **Compliance Risk** – The risk that failure to comply with laws and regulations, prudent ethical standards, and contractual obligations will harm the City of El Paso.
- **High Level of Decentralization** – The risk of internal control breakdowns due to the size of large-scale departments or operations.
- **Legal Claims** – The risk of the legal claims being filed against City departments while conducting their core operations.
- **Time Last Audited** – The risk that certain high risks areas within the City of El Paso are not audited on a periodic basis.
- **Change in Management** – The risk of new management being assigned to an area identified in the Audit Universe.

The Annual Risk Assessment can be found as **Attachment 2**.

SCOPE OF AUDITS

The Institute of Internal Auditor's Global Internal Audit Standards, Standard 9.1 addresses the scope of work as follows:

- Review the **reliability and integrity of financial and operational information** and the means used to identify, measure, classify, and report such information.
- Review the systems established to ensure **compliance** with those policies, plans, procedures, laws, and regulations that could have a significant impact on operations and reports.
- Review the means of **safeguarding assets** and as appropriate verify the existence of such assets.
- Appraise the **effectiveness and efficiency** of operations within the organization.
- Review **operations or programs** to ascertain whether results are consistent with established goals and objectives, and whether the operations or programs are being implemented or performed as intended.

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In addition, audits are completed under the guidance of the *U.S. Government Accountability Office's Generally Accepted Government Auditing Standards (GAGAS)*. GAGAS provides a framework for conducting high quality government audits with Competence, Integrity, Objectivity, and Independence. These standards are for use by Auditors of government entities and entities that receive government awards. GAGAS contain requirements and guidance dealing with Ethics, Independence, Auditors' Professional Competence and Judgment, Quality Control, the Performance of Fieldwork, and Reporting. Audits performed under GAGAS provide information used for oversight, accountability, and improvements of government programs and operations. GAGAS contains requirements and guidance to assist Auditors in objectively acquiring and evaluating sufficient, appropriate evidence and reporting the results. When Auditors perform their work in this manner and comply with GAGAS in reporting the results, their work can lead to improved government management, better decision making and oversight, effective and efficient operations, and accountability for resources and results.

BUDGET AND STAFFING

The Available Audit Hours Budget for the Internal Audit Department was prepared in accordance with the City of El Paso's wage and hour guidelines and approved by the City Council.

For Fiscal Year 2025-2026, the Internal Audit Department (IAD) has 10 Auditor Positions approved per the Staffing Table approved by the City Council. IAD will begin the Fiscal Year staffed with 8 full-time Auditors. The Department currently has 2 vacant positions. The IAD staff currently consists of the:

- Chief Internal Auditor (vacant),
- Deputy Chief Internal Auditor,
- One Audit Manager,
- One Auditor IV,
- Two Auditor III,
- Two Auditor II, and
- Two Auditor I (one position vacant).

Staff development continues to be a strategic goal of the Internal Audit Department. Staff members have been encouraged to attend professional training opportunities offered by the:

- Institute of Internal Auditors (IIA),
- Association of Local Government Auditors (ALGA),
- Association of Government Accountants (AGA),
- Association of Certified Fraud Examiners (ACFE) and the,
- Association of Airport Internal Auditors (AAIA).

Because of the philosophy of encouraging professional development, staff members have attained professional designations and/or Master Level Degrees:

- Certified Internal Auditor (CIA) – five staff members
- Certified Government Auditing Professionals (CGAP) – four staff members
- Certified Fraud Examiners (CFE) – two staff members
- Certified Public Accountant (CPA) – one staff member
- Certified Government Financial Manager (CGFM) – one staff member
- Master Level Degrees – four staff members

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CALCULATION OF FY 2025-2026 AUDIT HOURS

The calculation of Available Audit Hours is included as **Attachments 3 & 4**. A total of 18,270 hours will be available for the Audit Year. The calculation of Available Audit Hours was divided into five categories. The five categories are:

1. Audits and Projects	12,780 Hours
2. General Administration	2,575 Hours
3. Training and CPE Hours	438 Hours
4. Holidays	840 Hours
5. Vacation and Sick Leave	1,637 Hours
Total	**18,270 Hours**

5 YEAR AUDIT PLAN

A schedule has been prepared to document a 5 Year Audit Plan **(Refer to Attachment 5)**. This schedule will list Audits, Follow-up Audits, and Projects completed in the previous 5 Fiscal Years. The 5 Year Audit Plan will assist in future planning and scheduling of Audits, Follow-up Audits and Projects.

LIST OF SCHEDULED NEW AUDITS

A list of scheduled new Audits for Fiscal Year 2025-2026 has been prepared **(Refer to Attachment 6)**. The list includes; a brief description of the area being reviewed and the risk impact/likelihood ranked by the Internal Audit Department.

Respectfully submitted:

_____ _____
Liz De La O, CFE, CIA, CGAP, MPA — Submittal Date
Deputy Chief Internal Auditor
City of El Paso

Approved as submitted:

_____ _____
Dr. Josh Acevedo — Approval Date
City Representative District 2
Committee Chairperson – Financial Oversight and Audit Committee
City of El Paso

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_____ _____
Alejandra Chavez Approval Date
City Representative District 1
Committee Member – Financial Oversight and Audit Committee
City of El Paso

_____ _____
Deanna Maldonado-Rocha Approval Date
City Representative District 3
Committee Member – Financial Oversight and Audit Committee
City of El Paso

_____ _____
Ivan Niño Approval Date
City Representative District 5
Committee Member – Financial Oversight and Audit Committee
City of El Paso

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
-Attachment 1-

	Audit Hours	Admin Hours	Training Hours	Holiday/Leave Hours
First Quarter (September 1, 2025 to November 30, 2026)				
(CarryFwd) Vehicle Allowance & Take-Home Cars Project (*Start Date: 12/4/24; Report Date: 4/9/25*)	15			
(CarryFwd) Cyber Audits: EPPD - Administration (*Start Date: 9/24/24; Report Date: TBD*)	50			
(CarryFwd) El Paso Zoo - Financial Activity Audit (*Start Date: 4/29/25; Report Date: 8/28/25*)	100			
(CarryFwd) Red Book Assessment (*Start Date: 9/19/24; Report Date: TBD*)	250			
(CarryFwd) Animal Services - Construction Audit (*Start Date: 4/7/25; Report Date: TBD*)	400			
(CarryFwd) Code Enforcement Division Audit (*Start Date: 7/29/25; Report Date: TBD*)	400			
Follow-Up: Accts Receivable Program - 2nd Follow-Up Audit	150			
Follow-Up: Planning & Inspections - Permit Review Audit	100			
Citywide Sales Tax Analysis - Clearview	40			
Franchise Fee Audits - EPWU (Administration)	50			
TX Sales Tax Discovery (Administration)	50			
City Employee Hotline	75			
Hotel Occupancy Tax Audits (Administration)	100			
Tax Office Refund Review Project	100			
Cyber Audits: Health Department (Administration)	200			
Financial Oversight and Audit Committee	500			
Contingency Hours	359			
Administrative Duties - Chief Internal Auditor		0		
Administrative Duties - Deputy Chief Internal Auditor		87		
Administrative Duties - Audit Manager		87		
Administrative Duties - Staff Auditors		375		
Auditor Training			100	
Vacation/Sick Leave/Holiday				572
Total for Quarter	**2,939**	**549**	**100**	**572**
	0	**Audit Hrs Available for Qtr**		
Second Quarter (December 1, 2025 to February 28, 2026)				
(CarryFwd) Single-Family Owner-Occupied Renovation Program Audit (*Start Date: TBD; Report Date: TBD*)	500			
El Paso Police Department - Overtime Audit	500			
P-Card and Travel Review Audit - City Department	250			
Follow-Up: 380 Agreement Monitoring Audit	250			
Follow-Up: On-Call Services Agreement Audit	250			
Citywide Sales Tax Analysis - Clearview	40			
Franchise Fee Audits - EPWU (Administration)	50			
TX Sales Tax Discovery (Administration)	50			
City Employee Hotline	75			
Hotel Occupancy Tax Audits (Administration)	100			
Tax Office Refund Review Project	100			
Cyber Audits: Health Department (Administration)	100			
Financial Oversight and Audit Committee	500			
Contingency Hours	494			
Administrative Duties - Chief Internal Auditor		125		
Administrative Duties - Deputy Chief Internal Auditor		87		
Administrative Duties - Audit Manager		87		
Administrative Duties - Staff Auditors		375		
Auditor Training			112	
Vacation/Sick Leave/Holiday				635
Total for Quarter	**3,259**	**674**	**112**	**635**
	0	**Audit Hrs Available for Qtr**		

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
-Attachment 1-

	Audit Hours	Admin Hours	Training Hours	Holiday/Leave Hours
Third Quarter (March 1, 2026 to May 31, 2026)				
Accounts Payable Audit - City Department	500			
Streets and Maintenance - Facility Maintenance Audit	500			
Peer Review of the Internal Audit Department	500			
Follow-Up: Parks & Recreation - Park Usage Permit Audit	150			
Follow-Up: EPIA Accts Payable Audit	200			
City Council & City Manager's Office P-Card and Travel Review (Administration: Co-Sourcing)	45			
Citywide Sales Tax Analysis - Clearview	40			
Franchise Fee Audits - EPWU (Administration)	50			
TX Sales Tax Discovery (Administration)	50			
City Employee Hotline	75			
Hotel Occupancy Tax Audits (Administration)	100			
Tax Office Refund Review Project	100			
Cyber Audits: Health Department (Administration)	100			
Financial Oversight and Audit Committee	500			
Contingency Hours	346			
Administrative Duties - Chief Internal Auditor		125		
Administrative Duties - Deputy Chief Internal Auditor		88		
Administrative Duties - Audit Manager		88		
Administrative Duties - Staff Auditors		375		
Auditor Training			113	
Vacation/Sick Leave/Holiday				635
Total for Quarter	**3,256**	**676**	**113**	**635**
	0	**Audit Hrs Available for Qtr**		
Fourth Quarter (June 1, 2026 to August 31, 2026)				
El Paso International Airport - Construction Audit	500			
Parks Department - Sports Fields Audit	500			
La Nube Children's Museum Contract Audit	500			
P-Card and Travel Review Audit - City Department	250			
Citywide Sales Tax Analysis - Clearview	40			
Franchise Fee Audits EPWU (Administration)	50			
TX Sales Tax Discovery (Administration)	50			
City Employee Hotline	75			
Hotel Occupancy Tax Audits (Administration)	100			
Tax Office Refund Review Project	100			
Cyber Audits: SAM (Administration)	100			
Financial Oversight and Audit Committee	500			
Contingency Hours	563			
Administrative Duties - Chief Internal Auditor		125		
Administrative Duties - Deputy Chief Internal Auditor		88		
Administrative Duties - Audit Manager		88		
Administrative Duties - Staff Auditors		375		
Auditor Training			113	
Vacation/Sick Leave/Holiday				635
Total for Quarter	**3,328**	**676**	**113**	**635**
	0	**Audit Hrs Available for Qtr**		
	12,782	**2,575**	**438**	**2,477**

Note: Budgeted hours estimate based on 8.75 fulltime staff members.

18,272 hrs Grand Total

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Mayor & City Council												
Mayor's Office		5	2	4	5	5	3	1	3	5	33	37
Council District #1 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #2 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #3 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #4 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #5 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #7 Office		5	2	4	5	5	3	1	3	5	33	37
Council District #6 Office		5	2	4	5	5	3	1	3	2	30	34
Council District #8 Office		5	2	4	5	5	3	1	3	2	30	34
City Manager												
City Manager's Office		5	4	4	5	5	3	1	5	4	36	36
Chief Strategy Officer		1	1	3	1	2	3	1	5	5	22	22
Strategic Communications Director		1	3	2	5	3	3	1	5	1	24	24
City Clerk Office:		2	3	3	3	5	3	3	5	1	28	28
Elections		3	3	3	4	5	3	1	5	1	28	28
Strategic & Legislative Affairs		3	2	2	2	1	3	1	5	4	23	24
Military and Veteran Affairs		5	2	5	5	5	3	1	1	1	28	28
Climate and Sustainability Office		1	1	3	2	1	3	1	5	4	21	23
Community Driven Innovation		3	3	5	5	1	3	1	5	1	27	27
City Attorney's Office												
Trial		3	5	4	5	3	3	5	2	1	31	31
Transactional		3	5	4	5	3	3	5	2	1	31	31
Administration		3	5	4	5	3	3	5	2	1	31	31
Ethics Commission		3	5	4	5	3	3	5	2	1	31	31
Internal Audit Department												
Internal Audit Department		5	3	5	5	5	3	1	1	5	33	33
CoEP Employee's Retirement Trust												
Pension Fund		5	5	5	5	5	5	2	1	1	34	34

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager - Richard Bristol												
Animal Services		5	5	5	5	5	3	3	5	5	41	41
Libraries:		-	-	-	-	-	-	-	-	-	-	
Branches		4	3	3	3	2	1	1	5	1	23	24
Main		4	3	3	3	2	1	1	5	1	23	24
Administration - Purchasing		4	3	3	3	2	1	1	5	1	23	24
Trans Pecos System		2	3	3	2	2	1	1	5	1	20	21
Technical Services		2	3	2	2	2	1	1	5	1	19	20
Museums & Cultural Affairs:		-	-	-	-	-	-	-	-	-	-	-
El Paso Children's Museum		5	5	5	5	4	3	1	5	1	34	39
Mexican American Cultural Center		3	4	5	5	3	3	1	5	5	34	34
Cultural Affairs - Administration		3	4	3	4	3	2	1	5	1	26	28
Museum of History		3	4	3	4	3	3	1	4	1	26	26
Museum of Art		3	4	3	4	3	3	1	4	1	26	26
Museum of Archaeology		2	3	3	3	3	2	1	5	1	23	25
Oversight - Destination El Paso:		-	-	-	-	-	-	-	-	-	-	-
Convention Center		5	5	5	4	4	3	1	5	1	33	38
Plaza Theater		5	5	5	4	4	3	1	5	1	33	38
Abraham Chavez Theatre		5	5	5	4	4	3	1	5	1	33	38
McKelligon Canyon Theatre		5	5	5	4	4	3	1	5	1	33	38
Water Parks		4	5	5	5	4	3	3	2	1	32	32
Ballpark		5	5	5	4	4	2	1	5	1	32	32
Parks and Recreation Department:		-	-	-	-	-	-	-	-	-	-	-
Sports		5	5	5	5	5	2	1	5	4	37	39
Land Management		5	4	5	4	2	2	1	5	4	32	32
Administration		5	3	3	3	3	2	1	5	4	29	29
Facilities Maintenance		4	3	4	4	2	2	1	5	4	29	29
Recreation Centers		4	3	4	4	2	2	1	1	4	25	25
Public Health Department:		-	-	-	-	-	-	-	-	-	-	
Administrative Division		5	4	4	5	5	2	3	1	4	33	37
Immunization Clinics		5	4	3	4	4	2	3	5	4	34	34
STD Clinic		3	4	3	4	4	2	3	5	4	32	32
Dental Clinic		3	4	3	4	4	2	3	5	4	32	32
TB Clinic		3	4	3	4	4	2	3	5	4	32	32
Food Program		3	4	3	4	4	2	1	5	4	30	30
211 Call Center		3	2	2	2	3	2	1	5	4	24	24
Zoo:		-	-	-	-	-	-	-	-	-	-	-
Administration		5	4	4	5	5	3	5	1	1	33	35
Facilities Maintenance		5	5	5	5	5	3	1	5	1	35	35
Animal Health		5	4	5	5	4	3	1	5	1	33	33
Animal Collections		5	4	4	5	5	3	1	5	1	33	33

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager/Chief Financial Officer - Robert Cortinas												
Comptroller's Office:		-	-	-	-	-	-	-	-	-	-	-
Financial Reporting		5	5	5	5	5	4	1	5	1	36	40
Financial/Fiscal Operations		5	5	5	5	5	4	2	2	1	34	38
Procurement Card		5	5	4	5	4	5	1	3	1	33	38
Hotel Occupancy Tax		5	5	5	5	5	5	3	1	1	35	38
Franchise Fees		5	5	5	5	5	5	1	5	1	37	38
Sales Tax		5	5	5	5	5	5	1	5	1	37	38
Grant Accounting		4	4	4	5	5	5	2	5	1	35	36
Systems Accounting Mgt		3	5	4	4	4	3	1	5	1	30	31
Payroll		3	4	4	4	3	2	2	5	1	28	29
Treasury Management		4	5	5	4	1	3	1	2	1	26	27
Capital Asset Management		2	4	2	2	1	3	1	5	1	21	22
City Cashiers		2	1	2	3	1	3	1	5	1	19	20
City Auctions		2	1	2	2	1	3	1	5	1	18	19
U-Matter Employee Recognition		2	1	1	1	2	1	1	2	1	12	13
Economic & International Development:		-	-	-	-	-	-	-	-	-	-	-
380 Agreements		4	5	5	5	5	2	2	2	5	35	38
Economic Development Activities		4	5	5	4	4	1	1	5	5	34	34
Economic Development Admin		3	3	3	2	2	1	1	5	5	25	25
International Bridges		-	-	-	-	-	-	-	-	-	-	-
Parking Meters		4	4	4	3	3	3	1	5	3	30	30
Bridge Toll Collections		4	4	3	3	3	3	1	4	3	28	28
Office of Management & Budget:		-	-	-	-	-	-	-	-	-	-	-
Annual Budget Management		3	5	5	5	3	3	1	5	5	35	35
Non-Departmental		3	3	3	3	3	1	1	1	5	23	23
Tax Office:		-	-	-	-	-	-	-	-	-	-	-
Collections + Refunds + Disbursements		4	5	5	5	4	3	3	1	1	31	35
Administration		3	3	3	3	3	3	1	5	1	25	25

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City of El Paso
Internal Audit Department
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	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager - Nicole Cote												
Planning & Inspections:		-	-	-	-	-	-	-	-	-	-	-
Building Permits & Inspections		5	4	4	5	5	4	1	1	1	30	34
Outside Contracts		4	4	3	3	4	2	1	5	1	27	27
Planning		4	4	3	3	4	2	1	5	1	27	27
One Stop Shop		3	4	4	3	4	2	1	4	1	26	26
Public Transportation - Sun Metro:		-	-	-	-	-	-	-	-	-	-	-
Administration & Development:		-	-	-	-	-	-	-	-	-	-	-
Accounting & Admin		3	4	4	3	5	3	1	1	3	27	27
Planning/Program Mgt		3	4	4	4	3	2	1	1	3	25	25
Community Relations		3	4	4	3	3	2	1	1	3	24	24
Operations & Maintenance:		-	-	-	-	-	-	-	-	-	-	-
Maintenance		5	4	5	5	5	2	5	1	3	35	35
Lift (Paratransit) Services		3	4	4	5	5	3	2	1	3	30	30
Transit Operations		3	4	4	4	4	3	1	1	3	27	27
Street Car Operations		3	4	4	4	4	1	1	1	3	25	25
Purchasing & Strategic Sourcing Dept.:		-	-	-	-	-	-	-	-	-	-	-
Administration & Purchasing		5	5	5	5	5	5	1	4	5	40	40
Software Systems		4	4	3	4	4	3	1	5	5	33	33
Information Services		3	2	3	3	4	3	1	5	5	29	29
Records Management		3	2	2	3	3	2	1	5	5	26	26
E-Commerce		4	1	1	3	2	2	1	5	5	24	24
Real Estate Division		3	5	5	5	5	2	3	4	2	34	38
Urban Planning & Design Division		1	1	5	5	5	2	1	5	1	26	26

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager - Mario D'Agostino												
Code Enforcement Department		5	3	5	5	5	4	1	1	5	34	39
Fire Department:		-	-	-	-	-	-	-	-	-	-	-
Payroll & Overtime		4	4	4	3	5	4	1	5	2	32	34
Emergency Operations Response		3	5	4	5	4	4	1	4	2	32	32
Administrative Division		3	3	4	4	4	1	1	2	2	24	27
Communication Division		3	3	4	4	4	1	1	5	2	27	27
Fire Medical Research Division		3	3	4	4	4	1	1	5	2	27	27
Aircraft Rescue Division		3	3	4	4	4	1	1	5	2	27	27
Health & Safety Division		3	3	3	4	4	1	1	4	2	25	25
Logistics Division		3	3	3	3	4	1	1	5	2	25	25
Fire Prevention Division		3	3	3	3	4	1	1	5	2	25	25
Professional Development Training		3	3	3	3	4	1	1	5	2	25	25
Operations Research Program		3	3	2	3	4	1	1	5	2	24	24
Planning & Development Division		2	3	3	3	4	1	1	5	2	24	24
Special Operations Division		3	3	2	3	4	1	1	5	2	24	24
Fire Chief Office		2	3	2	2	1	1	1	1	2	15	15
Office of Emergency Management		2	3	3	4	4	2	1	5	2	26	28
911/311 Communications		2	3	4	4	4	1	1	5	2	26	28
Municipal Court:		5	3	3	3	3	3	2	3	5	30	30
Police Department:		-	-	-	-	-	-	-	-	-	-	-
Chief of Police Office:		2	2	2	3	3	1	1	5	4	23	23
Police HR		2	2	2	2	2	1	1	5	4	21	21
Internal Affairs Division		2	2	2	2	2	1	1	5	4	21	21
Director of Public Affairs		2	2	1	1	1	1	1	5	4	18	18
Administrative Services Bureau:		-	-	-	-	-	-	-	-	-	-	-
Property & Evidence Program		2	3	4	3	3	2	1	5	4	27	30
Vehicle Storage Facility		2	2	4	3	3	2	3	3	4	26	28
Finance Program:		-	-	-	-	-	-	-	-	-	-	-
Payroll & Overtime		4	4	4	5	5	4	1	5	4	36	38
Grants		3	4	4	5	5	4	1	5	4	35	37
Fleet Management		2	3	3	3	2	2	1	5	4	25	25
Facility Mgmt		2	3	3	3	2	2	1	5	4	25	25
Records		1	2	3	3	4	1	1	5	4	24	24
Uniform Police Services Bureau 1:		-	-	-	-	-	-	-	-	-	-	-
Patrol Program 1		3	3	3	3	3	2	3	5	4	29	31
Community Services Program		3	3	3	3	3	2	1	5	4	27	27
Traffic/DWI Program		3	3	3	3	3	2	1	5	4	27	27
Downtown Police Services		3	3	3	3	3	2	1	5	4	27	27
Uniform Police Services Bureau 2:		-	-	-	-	-	-	-	-	-	-	-
Patrol Program 2		3	3	3	3	3	2	3	5	4	29	31
Training Program		3	3	3	3	3	2	1	5	4	27	27
Specialized Incident Teams		3	3	3	3	3	2	1	5	4	27	27
Investigations Bureau:		-	-	-	-	-	-	-	-	-	-	-
El Paso Fusion Center		3	5	5	5	5	2	1	5	4	35	38
Investigation Services Program		3	3	3	3	3	2	1	5	4	27	27

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager - Araceli Guerra												
Community & Human Development:		-	-	-	-	-	-	-	-	-	-	-
Housing		5	4	4	5	5	4	1	5	5	38	41
Grant Administration		5	4	4	5	5	4	3	5	5	40	40
Neighborhood Redevelopment		4	3	4	4	5	3	1	5	5	34	34
Public Services		2	3	3	3	3	2	1	5	5	27	27
Environmental Services:		-	-	-	-	-	-	-	-	-	-	-
Administration - Purchasing		2	3	3	2	3	2	1	5	3	24	27
Recycling Program		2	3	3	2	3	3	1	5	3	25	25
Landfill Division		2	3	3	2	4	2	1	5	3	25	25
Collections Division		2	3	3	2	3	2	1	5	3	24	24
Training & Public Programs Division		2	3	2	2	3	2	1	5	3	23	23
Human Resources		-	-	-	-	-	-	-	-	-	-	-
Recruitment/Hiring/Termination		4	4	5	4	5	1	2	4	1	30	33
EEOC & FMLA Compliance		2	3	4	3	5	3	3	5	1	29	29
Payroll Process		2	3	4	3	5	3	1	5	1	27	27
Insurance & Benefits		3	3	3	4	4	1	3	1	5	27	27
HR Information System		3	3	4	3	5	1	1	5	1	26	26
Tuition Assisstance Pay		3	3	4	3	3	3	1	5	1	26	26
Employee Records		2	3	3	3	5	1	2	5	1	25	25
Wellness Programs		2	2	3	3	2	1	1	5	5	24	24
Civil Service Commission		2	3	3	3	4	1	2	3	1	22	22
Training		2	3	3	3	3	1	1	5	1	22	22
Administration		2	3	3	3	4	1	1	1	1	19	19
Risk Management:		-	-	-	-	-	-	-	-	-	-	-
Insurance - City Assets		3	4	4	3	3	3	3	5	5	33	33
Safety Inspectors		3	3	2	2	4	1	1	5	5	26	26
Information Technology:		-	-	-	-	-	-	-	-	-	-	-
Public Safety Technology		4	4	4	5	5	4	1	5	5	37	37
Wireless Telecom Contract		4	4	4	4	4	5	1	5	5	36	36
Licensing		4	4	4	4	5	2	1	5	5	34	35
Cloud Vendors		4	4	4	4	3	5	1	5	5	35	35
Systems and Applications		4	4	4	4	3	3	1	5	5	33	33
IT Management & Enterprise Architecture		4	4	4	4	3	3	1	5	5	33	33
Client Server & Telecommunications		4	4	4	4	3	3	1	5	5	33	33
Systems Development		1	1	3	3	1	1	1	5	5	21	21
Geographic Information Systems		1	1	1	2	2	2	1	5	5	20	20
Mailroom		1	1	1	1	1	1	1	5	5	17	17
Information Security Assurance:		-	-	-	-	-	-	-	-	-	-	-
Cybersecurity		-	-	-	-	-	-	-	-	-	-	-
Governance		4	5	5	5	5	5	1	1	5	36	38
Risk Management		4	5	5	5	5	5	1	1	5	36	38
Controls		4	5	5	5	5	5	1	1	5	36	38

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Risk Assessment
-Attachment 2-

	Weighting	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	15% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	10% 5-High to 1-Low	5% 5 for 2021 to 1 for 2025	5% 1 for 2021 to 5 for 2025		100%
		1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**		
Description		**Management Interest**	**Budget Risk**	**Strategic Risk**	**Reputation Risk**	**Compliance Risk**	**High Level Decentralization**	**Legal Claims**	**Time last Audited**	**Change in Mgt**	**Raw Total**	**Weighted Total**
Deputy City Manager/City Engineer - Yvette Hernandez												
Aviation:		-	-	-	-	-	-	-	-	-	-	-
Capital Projects		5	4	4	4	5	3	1	5	5	36	39
Revenue Income Streams		5	5	4	4	5	3	1	5	5	37	37
Operations & Security		3	4	4	4	5	3	1	5	5	34	34
Administration		3	3	3	3	5	3	1	1	5	27	29
Foreign Trade Zone No. 68		1	2	3	2	5	2	1	5	5	26	28
Development		1	2	2	2	4	2	1	5	5	24	24
Capital Improvement Department:		-	-	-	-	-	-	-	-	-	-	-
Capital Projects		5	5	5	5	5	3	1	1	5	35	38
CID Grant Funded Programs		3	4	4	5	5	3	1	5	3	33	33
Streets and Maintenance:		-	-	-	-	-	-	-	-	-	-	-
Streets:		-	-	-	-	-	-	-	-	-	-	-
Traffic Engineering		5	5	5	5	5	4	1	5	5	40	40
Street Construction		2	4	4	4	5	3	1	5	5	33	33
Administration		3	4	4	4	3	4	1	3	5	31	31
Pavement Maintenance System		2	4	4	4	4	2	1	1	5	27	27
Anti Graffiti Program		2	2	1	1	2	2	1	5	5	21	21
Maintenance (Facilities & Fleet):		-	-	-	-	-	-	-	-	-	-	-
Building Maintenance		5	5	5	5	4	3	1	5	5	38	38
Fleet Service		2	4	4	3	4	4	1	5	5	32	34
Street Light Maintenance		4	4	4	4	4	2	1	5	5	33	33

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Available Audit Hours
-Attachment 3-

	Chief Internal Auditor[1]		Deputy CIA[1]		Audit Manager[1]		6 Staff Members[2]		Total	
	Hours	Percent	Hours	Percent	Hours	Percent	Hours	Percent	Hours	Percent
Audit and Project Work	964	61.6%	1,372	65.7%	1,372	65.7%	9,072	72.4%	12,780	70.0%
General Administration[3]	375	23.9%	350	16.8%	350	16.8%	1,500	12.0%	2,575	14.1%
Training & CPE[4]	38	2.4%	50	2.4%	50	2.4%	300	2.4%	438	2.4%
Holidays[5]	72	4.6%	96	4.6%	96	4.6%	576	4.6%	840	4.6%
Vacation & Sick Leave[6]	117	7.5%	220	10.5%	220	10.5%	1,080	8.6%	1,637	9.0%
	1,566	100.0%	2,088	100.0%	2,088	100.0%	12,528	100.0%	18,270	100.0%

1-CIA, Deputy CIA, & A/M are each budgeted at 2,088 hours x 2.75 positions = 5,742
2-Staff Members are each budgeted at 2,088 hours x 6 positions = 12,528

TOTAL HOURS **18,270** for **8.75** fulltime staff members *

* **- As of 08/31/2025, the Internal Audit Department has 2 vacancies - a CIA position & an Auditor I position.**
- The hours for the vacant CIA position have been accounted for as 0.75 in the above calculations. The position is not planned to be filled during the 1st Qtr of the Fiscal Year (0.25). The position should be filled for the remaining 3/4s of the Fiscal Year (0.75).
- The hours for the vacant Auditor I position have not been accounted for in the above calculations.

3-Admin Hours are allocated at: (500hrs - CIA), (350hrs - Deputy CIA and A/M), (250hrs - Auditors) per Fiscal Year.
4-Training is allocated at 50 hours for Certified Staff & Non-Certified Staff Members.
5-Holidays include 96hrs of Observed Holidays including the Birthday Holiday.
6-Vacation is allocated at max. hours earned per FY. Sick Leave is allocated at 50% hours earned per FY.

Leave Entitlement per Staff Member w/less than 5 years (3.75 staff)		
	Days	Hours
Vacation	12	96
Sick leave	15	120
Holidays	12	96
Totals	39	312

Leave Entitlement per Staff Member w/5 to 14 years (2 staff)		
	Days	Hours
Vacation	17	136
Sick leave	15	120
Holidays	12	96
Totals	44	352

Leave Entitlement per Staff Member w/15+ years (3 staff)		
	Days	Hours
Vacation	20	160
Sick leave	15	120
Holidays	12	96
Totals	47	376

Calculations based on 8-hour days. As of 08/31/2025.

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City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Calculation of Available Audit Hours
-Attachment 4-

Workdays													
1st Quarter		**2nd Quarter**		**3rd Quarter**		**4th Quarter**		**Total Hrs/ Employee**
September	21 Days	December	22 Days	March	21 Days	June	21 Days	
October	23 Days	January	20 Days	April	22 Days	July	22 Days	
November	17 Days	February	20 Days	May	20 Days	August	20 Days	
Total Qtr.	**61 Days**	**Total Qtr.**	**62 Days**	**Total Qtr.**	**63 Days**	**Total Qtr.**	**63 Days**	
61 Workdays x 8 Hrs.=	488 Hrs.	62 Workdays x 8 Hrs.=	496 Hrs.	63 Workdays x 8 Hrs.=	504 Hrs.	62 Workdays x 8 Hrs.=	504 Hrs.	1,992 Hrs.

Holidays								
1st Quarter		**2nd Quarter**		**3rd Quarter**		**4th Quarter**		**Holiday Hrs/ Emp**
September	1 Day	December	1 Day	March	1 Days	June	1 Days	
October	0 Days	January	2 Days	April	0 Days	July	1 Day	
November	3 Days	February	0 Days	May	1 Day	August	1 Days	
Total Qtr.	**4 Days**	**Total Qtr.**	**3 Days**	**Total Qtr.**	**2 Day**	**Total Qtr.**	**3 Day**	12 Days
4 Holidays x 8Hrs =	32 Hrs	3 Holidays x 8Hrs =	24 Hrs	2 Holidays x 8Hrs =	16 Hrs	2 Holidays x 8Hrs =	16 Hrs	
						*Birthday Holiday =	8 Hrs	
								96 Hrs
Work + Holiday Hrs	**520 Hrs**	**Work + Holiday Hrs**	**520 Hrs**	**Work + Holiday Hrs**	**520 Hrs**	**Work + Holiday Hrs**	**528 Hrs**	**TOTAL 2,088 Hrs**

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261 Days available per Fiscal Year.
2,088 Hours available per staff member.

* Calculations based on 8-hour workdays.

Observed Holidays:

1 - New Year's Day
2 - Martin Luther King Holiday
3 - Cesar Chavez Day
4 - Memorial Day
5 - Juneteenth
6 - Independence Day
7 - Labor Day
8 - Veteran's Day
9 - Thanksgiving Day
10 - Day After Thanksgiving
11 - Christmas Day
12 - Employee's Birthday (reflected in the month of August)

Source: Observed Holidays list obtained from CoEP Employee Handbook dated March 2025.

City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
5 Year Audit Plan

Auditable Areas	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	#
Mayor & City Council	P	P	P	-	-	3
City Manager	-	-	-	-	-	-
City Attorney Office	A+F+P+P	P	P+P	P+P	-	9
Internal Audit Department	-	-	A+P+P	-	-	3
CoEP Employees Retirement Trust	-	P	-	-	P	2
Chief Strategy Officer	-	-	-	-	-	-
Strategic Communications	-	-	-	-	-	-
Communications Office	-	-	-	-	-	-
City Clerk Office	-	-	-	-	-	-
Strategic & Legislative Affairs	-	-	-	-	-	-
Climate and Sustainability Office	-	-	-	-	-	-
Military and Veteran Affairs	-	-	-	A	F	2
Metropolitan Planning Org	-	-	-	-	-	-
PSB Coordination	-	-	-	-	-	-
Regional Mobility Authority	-	-	-	-	-	-
Oversight: Utility Franchise	-	A	-	-	A	2
Community Driven Innovation	-	-	-	-	-	-
DCM - Richard Bristol	-	-	-	-	-	-
Animal Services	-	-	-	-	-	-
Libraries	-	-	-	-	-	-
Museums & Cultural Affairs	A	A+A+P	F	-	-	5
Destination El Paso	-	A	-	F	-	2
Parks & Recreation	A	F	-	-	A	3
Public Health	-	-	-	-	P	1
Zoo & Botanical Gardens	P	-	-	A	A	3
DCM/Chief Financial Officer - Robert Cortinas	-	-	-	-	-	-
Comptroller's Office	A+P+P	A+P	A+A	F+A+P+A	A+P	13
Economic & International Development	F	-	-	A	-	2
International Bridges	-	P	-	-	-	1
Office of Management & Budget	-	-	P	-	A	2
Tax Office	P+P+P+P	P+P+P+P	P+P+P+P+P	P+P+P+P	P+P+P+P	21
DCM - Nicole Cote	-	-	-	-	-	-
Planning and Inspections	-	P	-	-	A	2
Public Transportation (Mass Transit)	P	F+A	F	A+P	-	6
Purchasing and Strategic Sourcing	-	-	P	-	-	1
Real Estate Division	-	-	-	-	-	-
Urban Planning & Design Division	-	-	-	-	-	-
DCM - Mario D'Agostino	-	-	-	-	-	-
Code Enforcement	-	-	-	-	-	-
Fire Department	P	P	F	F	-	4
Office of Emergency Management	-	-	-	-	-	-
911/311 Communications	-	-	-	-	-	-
Municipal Court	-	-	P	-	-	1
Police Department	-	-	F	-	-	1
DCM - Araceli Guerra	-	-	-	-	-	-
Community & Human Development	P	-	-	-	-	1
Environmental Services	-	-	-	-	-	-
Human Resources	P	A	A+P	F+P	P	7
Information Technology	P	-	-	A	-	2
Information Security Assurance	-	-	-	-	-	-
Risk Management	-	-	-	-	-	-
DCM/City Engineer - Yvette Hernandez	-	-	-	-	-	-
Aviation	-	-	-	-	A	1
Capital Improvement	-	P	F	-	A	3
CID Grant Funded Programs	-	-	-	-	-	-
Streets & Maintenance	A+A	F+F	A+P	F+P+P+P	F	11
						114

Note: Reflects Organizational Chart structure as of 08/31/2025

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Legend:
- **A = Audit completed during Fiscal Year**
- **F = Follow-Up Audit completed during Fiscal Year**
- **P = Project completed during Fiscal Year**

Number of Audits/Projects Completed by Fiscal Year				
2020-2021	**2021-2022**	**2022-2023**	**2023-2024**	**2024-2025**
Audits - 6	Audits - 7	Audits - 5	Audits - 7	Audits - 8
Follow-Up- 2	Follow-Up- 4	Follow-Up- 5	Follow-Up- 5	Follow-Up- 2
Projects- 15	Projects- 13	Projects- 15	Projects- 12	Projects- 8
23	**24**	**25**	**24**	**18**

City of El Paso
Internal Audit Department
FY2025-2026 Audit Plan
Listing of Possible Audit Areas (Short Risk List) for FY 2025-2026
- Attachment 6 -

No	Department/Risk Areas	Strategic Plan Reference **	Ranking: Impact & Likelihood (H/M/L)
1	**Accounts Payable Audit – City Department** Determine if Accounts Payable transactions are processed in accordance with City Policies and applicable agreements.	Goal 1-8	H/H
2	**El Paso Police Department - Overtime** Determine if Police Department Overtime is managed appropriately, accurately recorded, and authorized.	Goal 2	H/H
3	**Streets and Maintenance – Facility Maintenance Audit** Determine if facilities maintenance is operating effectively and managed efficiently including budget, work orders, inventory, and purchases. To include a review of: • How department handles budget for deferred maintenance. • Plan(s) to maintain City Buildings on a regular basis.	Goal 7	H/H
4	**P-Card & Travel Reviews – Various Departments** Determine if P-Card Purchases are in compliance with City Policies for P-Cards, Food & Beverage and Travel.	Goal 1-8	H/H
5	**La Nube Children's Museum Contract** Review if museum is meeting its performance and contractual obligations.	Goal 4	H/H
6	**Sports Fields Audit** • Conduct an analysis of parking capacity for sport league demand. • Conduct an analysis of field maintenance to include maintenance governed by Memorandum of Understanding Agreements. • Determine if rental fees charged are in accordance with City Policies and in compliance with Schedule C.	Goal 4	H/M
7	**380 Agreement Monitoring Audit** • Follow up on the finding recommendations contained in the Economic Development – 380 Agreement Monitoring Audit Report dated April 17, 2024? • Conduct a new audit of the program? • Dependent on FOAC decision.	Goal 1	H/M
8	**El Paso International Airport – Construction Projects** • Determine if Airport Construction Projects are properly executed in accordance with City Policies. • Specific construction project(s) to be determined.	Goal 1	H/M
	*As of August 31, 2025		

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**Notes:

El Paso 2024 Strategic Plan:

Goal 1: Stabilize and expand El Paso's tax base
Goal 2: Set the standard for a safe and secure City
Goal 3: Promote the visual image of El Paso
Goal 4: Enhance El Paso's quality of life through recreational, cultural and educational environments
Goal 5: Promote transparent and consistent communication amongst all members of the community
Goal 6: Set the standard for sound governance and fiscal management
Goal 7: Enhance and sustain El Paso's infrastructure network
Goal 8: Nurture and promote a healthy, sustainable community

The Fiscal Year 2025-2026 Annual Audit Plan had the capacity for eight (8) engagements.

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