

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

**AGENDA DATE:** January 30, 2024  
**PUBLIC HEARING DATE:** February 27, 2024

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

**DISTRICT(S) AFFECTED:** District 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 10A, 10B, 10B2C, 10D, 11B, 12A, 12B, 15A, 15J, 15J1, and 15J1A, Block 2, Ysleta Grant, Americas Avenue and Southwest of North Loop Drive, City of El Paso, El Paso County, Texas from R-F (Ranch and Farm), C-3/sc (Commercial/special contract), and C-3/c (Commercial/conditions) to S-D (Special Development) 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: Americas Ave. and Southwest of North Loop Dr.  
Applicant: Americas 375 LLC, PZRZ23-00035

**BACKGROUND / DISCUSSION:**

The applicant is requesting to rezone from R-F (Ranch and Farm) C-3/sc (Commercial/special contract) and C-3/c (Commercial/conditions) to S-D (Special Development) and Detailed Site Development Plan review and approval to allow for apartment complex. On November 30, 2023, City Plan Commission recommended 8-0 to approve with conditions of the proposed rezoning and detailed site development plan review and approval. As of January 11, 2024, the Planning Division has received one (1) phone call in opposition to the request that was previously obtained but it was rescinded as the result of the meeting between the applicant and neighborhood residents prior to the City Plan Commission hearing. No further input was received. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  X  YES \_\_\_ NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**

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*Philip Etiwe*

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING THE ZONING OF TRACTS 10A, 10B, 10B2C, 10D, 11B, 12A, 12B, 15A, 15J, 15J1, AND 15J1A, BLOCK 2, YSLETA GRANT, AMERICAS AVENUE AND SOUTHWEST OF NORTH LOOP DRIVE, CITY OF EL PASO, EL PASO COUNTY TEXAS, FROM R-F (RANCH AND FARM), C-3/SC (COMMERCIAL/SPECIAL CONTRACT), AND C-3/C (COMMERCIAL/CONDITIONS) TO S-D (SPECIAL DEVELOPMENT) 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 10A, 10B, 10B2C, 10D, 11B, 12A, 12B, 15A, 15J, 15J1 and 15J1A, Block 2, Ysleta Grant**, located on Americas Avenue and Southwest of North Loop Drive, be changed from **R-F (Ranch and Farm), C-3/sc (Commercial/special contract), and C-3/c (Commercial/conditions)** to **S-D (Special Development)**, 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 condition which is necessitated by and attributable to the increased density generated by the change of zoning in order to protect the health, safety, and welfare of the adjacent property owners and the residents of this City:

1. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property line 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. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.
2. That ingress and egress at Joseph Street be limited to emergency vehicles through use of a gate.

The penalties for violating the standards imposed through this ordinance are found in Section 20.24 of the El Paso City Code.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**(Signatures on next page)**

**ORDINANCE NO. \_\_\_\_\_**

**PZRZ23-00035**

**THE CITY OF EL PASO**

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Oscar Leaser  
Mayor

**ATTEST:**

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Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

*Russell Abeln*  
\_\_\_\_\_  
Russell T. Abeln  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

*Philip Etiwe*  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_

**PZRZ23-00035**

## AGREEMENT

By execution hereof, Americas 375 LLC ("Owner"), referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan attached to same Ordinance, and in accordance with the standards identified in the **S-D (Special Development)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 9<sup>th</sup> day of January, 2024

OWNER: Americas 375 LLC

By: *[Signature]*  
Hamilton Peck, Manager  
(Print name & Title)

## ACKNOWLEDGEMENT

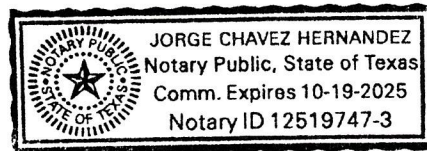
THE STATE OF TEXAS )  
  )  
COUNTY OF EL PASO )

This instrument is acknowledged before me on this 9<sup>th</sup> day of January, 2024, by Hamilton Peck, in his legal capacity on behalf of Americas 375 LLC.

My Commission Expires:

10/19/2025

*[Signature]*  
Notary Public, State of Texas



ORDINANCE NO. \_\_\_\_\_

PZRZ23-00035

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Y:\2023\2023-04-490 Apartment Unit Master Plan Americas 375 Hamilton Commercial\2 CADD FILES\01 Revit\2023-04 Americas 375 Detailed Site Plan (490 Units) + Parking.rvt

BUILDING A				TOTAL S.F. 44,900
TYPE	# OF PARKING SPOTS / UNITS	# OF UNITS BY BUILDING	TOTAL BASE PARKING NEEDED	
EFFICIENCY UNIT	1.0	4	4.0	
ONE BEDROOM	1.5	22	33.0	
TWO BEDROOM	2.0	8	16.0	
THREE BEDROOM	2.0	2	4.0	
TOTAL:			57.0	
GRAND TOTAL OF UNITS:			189	

BUILDING D				TOTAL S.F. 27,570
TYPE	# OF PARKING SPOTS / UNITS	# OF UNITS BY BUILDING	TOTAL BASE PARKING NEEDED	
EFFICIENCY UNIT	1.0	2	2.0	
ONE BEDROOM	1.5	17	25.5	
TWO BEDROOM	2.0	1	2.0	
THREE BEDROOM	2.0	1	2.0	
TOTAL:			31.5	
GRAND TOTAL OF UNITS:			24	

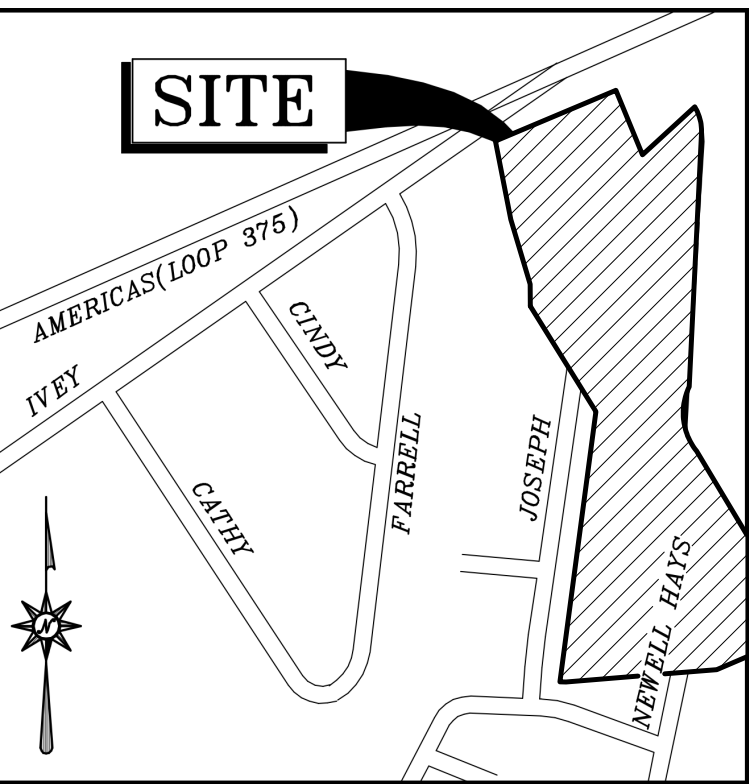
CURVE TABLE					
CURVE	RADIUS	LENGHT	TANGENT	CHORD	BEARING DELTA
C1	114.12'	65.27'	63.32'	111.45'	22°22'01"
C2	220.41'	145.60'	75.57'	142.97'	S19°32'30"E 37°51'00"

BUILDING B				TOTAL S.F. 90,600
TYPE	# OF PARKING SPOTS / UNITS	# OF UNITS BY BUILDING	TOTAL BASE PARKING NEEDED	
EFFICIENCY UNIT	1.0	4	4.0	
ONE BEDROOM	1.5	28	42.0	
TWO BEDROOM	2.0	8	16.0	
THREE BEDROOM	2.0	2	4.0	
TOTAL:			66.0	
GRAND TOTAL OF UNITS:			210	

BUILDING F				TOTAL S.F. 52,449
TYPE	# OF PARKING SPOTS / UNITS	# OF UNITS BY BUILDING	TOTAL BASE PARKING NEEDED	
EFFICIENCY UNIT	1.0	4	4.0	
ONE BEDROOM	1.5	24	36.0	
TWO BEDROOM	2.0	9	18.0	
THREE BEDROOM	2.0	3	6.0	
TOTAL:			64.0	
GRAND TOTAL OF UNITS:			40	

TOTAL UNITS: 490

BUILDING C				TOTAL S.F. 21,650
TYPE	# OF PARKING SPOTS / UNITS	# OF UNITS BY BUILDING	TOTAL BASE PARKING NEEDED	
EFFICIENCY UNIT	1.0	2	2.0	
ONE BEDROOM	1.5	11	17.0	
TWO BEDROOM	2.0	4	8.0	
THREE BEDROOM	2.0	1	2.0	
TOTAL:			18	
GRAND TOTAL OF UNITS:			36	

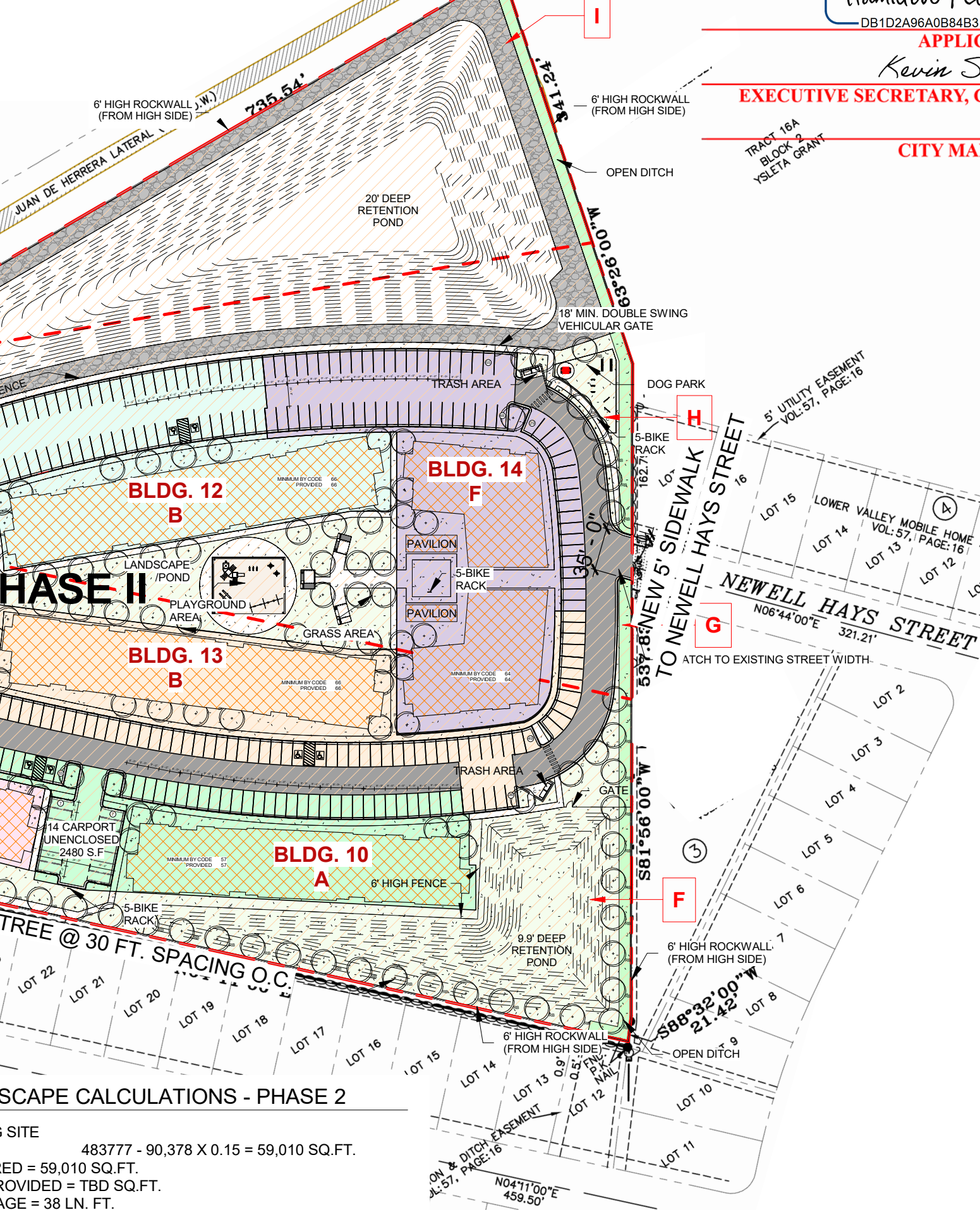


LOCATION MAP 1" = 600'

LANDSCAPE LEGEND			
SYMBOL	COMMON NAME	PHASE 1 PROPOSED	PHASE 2 PROPOSED
○	CANOPY TREE	39	28
○	BUFFER TREE	15	0
○	PROJECT TREE	107	73
○	RESIDENTIAL BUFFER TREE	74	49
□	SIDEWALK AREA		
□	LANDSCAPE AREA		
■	ROCK SCREENING		

STORM DRAINAGE LEGEND		
SYMBOL	COMMON NAME	TOTAL PROPOSED
—	WATER RUNOFF FLOW ARROW	

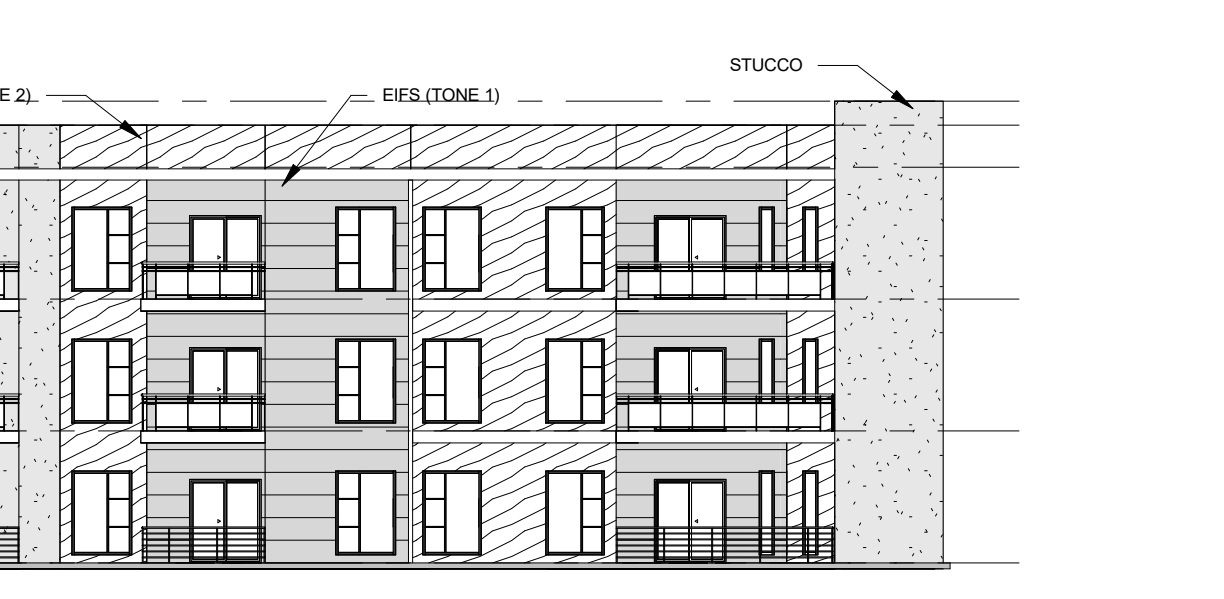
STORM DRAINAGE NOTES: STORM WATER RUNOFF SHALL BE TOWARDS EXISTING RETENTION PONDS. IN ADDITION, SEVERAL PARKING AREAS WILL ALSO BE USED FOR STORM WATER RETENTION. RETENTION PONDS THAT WILL RETAIN OVER THREE FEET OF STORM WATER SHALL HAVE A PERIMETER FENCE SIX FEET HIGH.



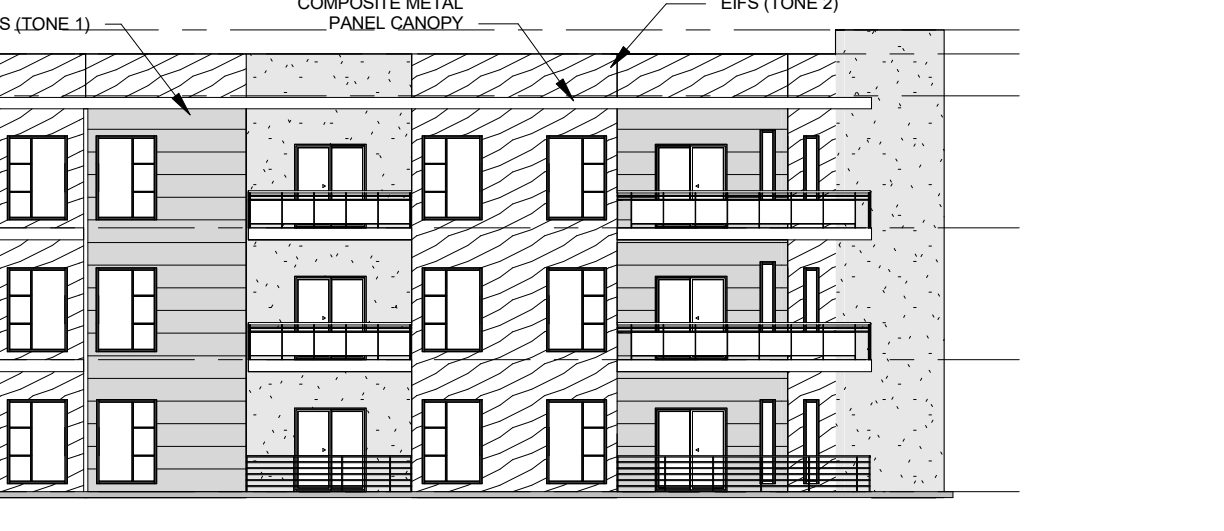
SITE PLAN 1  
SCALE 1" = 100'-0"

LANDSCAPE CALCULATIONS - PHASE 1			
NEW BUILDING SITE	1,078,860 - 213,534 X 0.15 = 129,799 SQ.FT.	TOTAL REQUIRED = 129,799 SQ.FT.	TOTAL NEW PROVIDED = TBD SQ.FT.
TOTAL FRONTAGE = 465 LN. FT.	USABLE FRONTAGE = 434 LN. FT.		
PLANT QUANTITIES	REQUIRED	PROPOSED	
QTY. OF CANOPY TREES (705 SPACES)(C)	71	71	
QTY. OF STREET TREES (S)	0 (TXDOT)	0	
QTY. OF BUFFER TREES (B)	15	15	
QTY. OF PROJECT TREES (P)	130	180	
QTY. OF 5 GAL. SHRUBS	5,850	TBD	

LANDSCAPE CALCULATIONS - PHASE 2			
NEW BUILDING SITE	505,083 - 123,156 X 0.15 = 70,789 SQ.FT.	TOTAL REQUIRED = 70,789 SQ.FT.	TOTAL NEW PROVIDED = TBD SQ.FT.
TOTAL FRONTAGE = 465 LN. FT.	USABLE FRONTAGE = 434 LN. FT.		
PLANT QUANTITIES	REQUIRED	PROPOSED	
QTY. OF CANOPY TREES (392 SPACES)(C)	39	39	
QTY. OF STREET TREES (S)	0 (TXDOT)	0	
QTY. OF BUFFER TREES (B)	15	15	
QTY. OF PROJECT TREES (P)	71	107	
QTY. OF 5 GAL. SHRUBS	3,195	TBD	

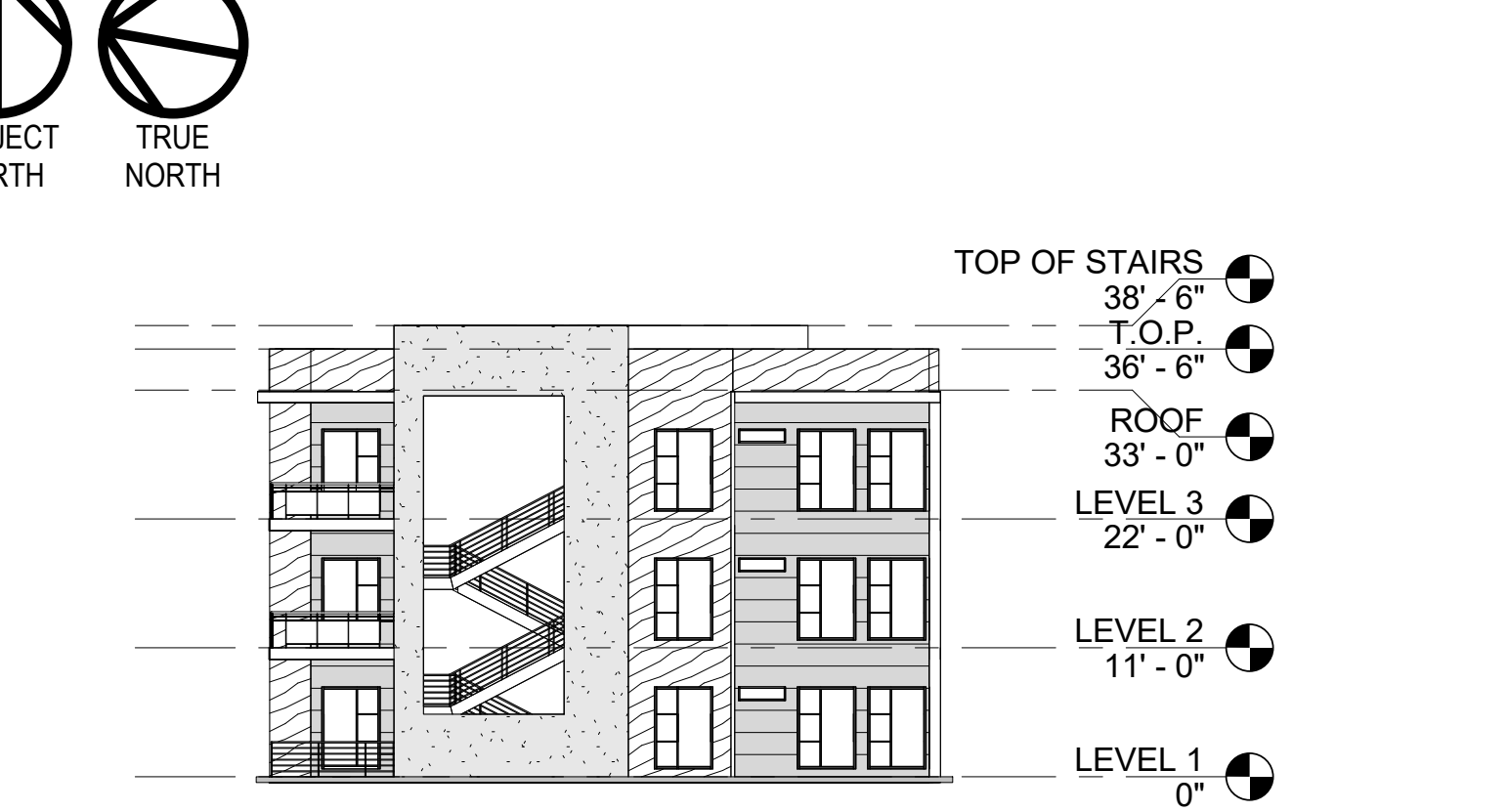


NEW BUILDING SOUTH EXTERIOR ELEVATION 2  
SCALE 1/16" = 1'-0"

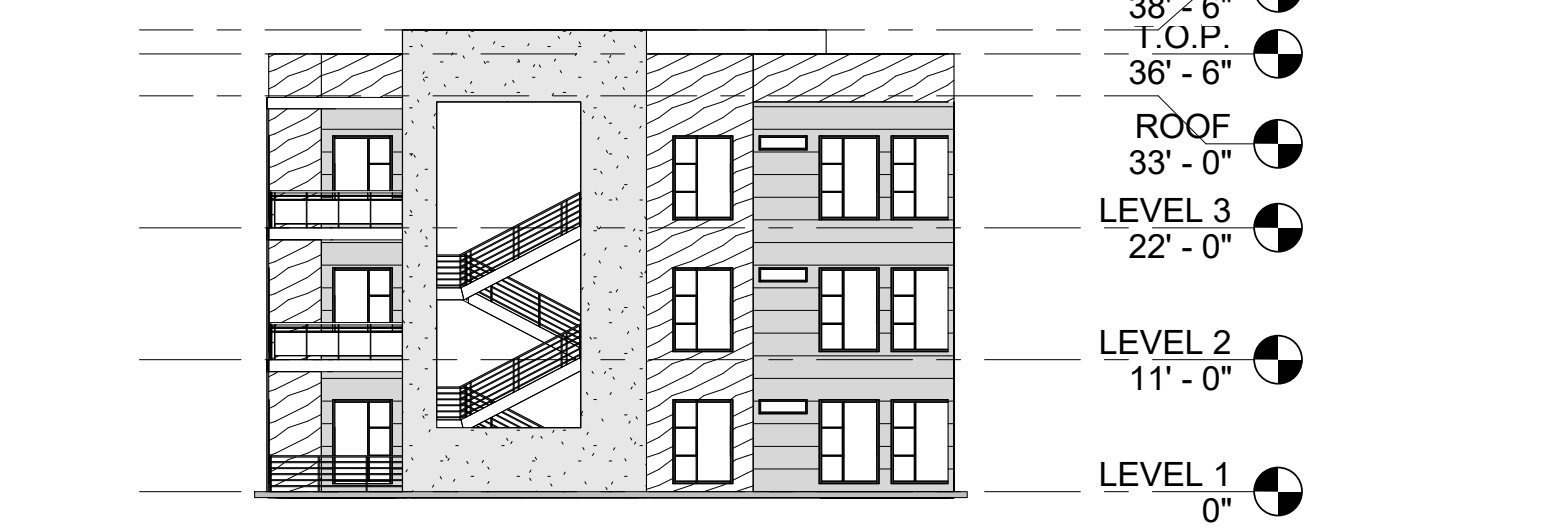


NEW BUILDING NORTH EXTERIOR ELEVATION 4  
SCALE 1/16" = 1'-0"

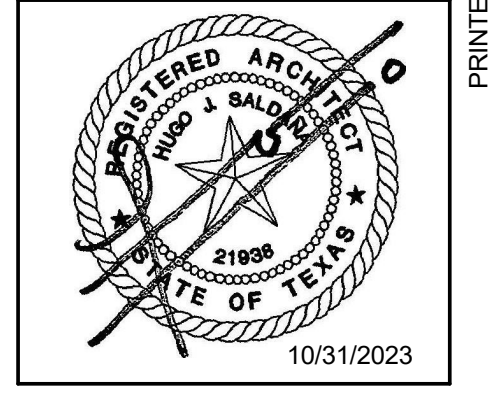
PROJECT INFORMATION	
PROJECT OWNER:	HAMILTON COMMERCIAL
PROJECT ARCHITECT:	CARL DANIEL ARCHITECTS
PROJECT NAME:	490 APARTMENT UNIT MASTER PLAN
PROJECT LOCATION:	538 IVEY ROAD, EL PASO, TX. 79927
JURISDICTION:	EL PASO, TEXAS
GEOGRAPHIC ID:	PHASE I (C-3) PHASE II (R-F)
A: Y80599900201010	F: Y80599900201502
B: Y80599900201160	G: Y80599900201597
C: Y80599900201045	H: Y80599900201625
D: Y80599900201001	I: Y80599900201595
E: Y80599900201201	
ZONING:	C-3 & R-F TO S-D
SETBACKS:	FRONT YARD: TEN FEET REAR YARD: TEN FEET INTERIOR SIDE YARD: TEN FEET STREET SIDE YARD: TEN FEET CUMULATIVE: N/A
LEGAL DESCRIPTION:	MAX OF 20 DWELLING UNITS PER ACRE Parcel 1: Tract 11B(2.389 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County Parcel 2: Tract 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County Parcel 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant, City of El Paso, El Paso County and 12B, Block 2, Ysleta Grant, City of El Paso, El Paso County
LAND AREA:	PHASE I: 13.72 ACRES PHASE II: 11.047 ACRES TOTAL: 24.77 ACRES
SCOPE OF WORK:	NEW APARTMENT COMPLEX CONSTRUCTION OF 490 UNITS OF 1 BED, 2 BED AND 3 BED
CLASSIFICATION OF WORK:	NEW CONSTRUCTION
OCCUPANCY USE (IBC 304.1):	GROUP "B", BUSINESS
CONSTRUCTION TYPE (IBC 602.1):	TYPE V-B CONSTRUCTION (IBC 2015)
PARKING TABULATION	
CODE OF ORDINANCE:	EL PASO, TEXAS CODE OF ORDINANCES
PHASE I APARTMENTS:	200 X 1 BED X 1.5 CARS = 300 SPACES 63 X 2 & 3 BED X 2 CARS = 127 SPACES TOTAL MINIMUM: 427 PARKING SPACES TOTAL PROVIDED: 471 PARKING SPACES 9 HANDICAP REQ. 10 HANDICAP PROVIDED
PHASE II APARTMENTS:	163 X 1 BED X 1.5 CARS = 245 SPACES 51 X 2 & 3 BED X 2 CARS = 103 SPACES TOTAL MINIMUM: 348 PARKING SPACES TOTAL PROVIDED: 349 PARKING SPACES 8 HANDICAP REQ. 8 HANDICAP PROVIDED
TOTAL PROVIDED:	PHASE I: 471 SPACES PHASE II: 349 SPACES GRANT TOTAL: 821 PARKING SPACES TOTAL
BIKE RACK:	PHASE I: 471 X 0.05 = 24 BIKE RACKS MIN. 30 PROVIDED PHASE II: 351 X 0.05 = 18 BIKE RACKS MIN. 20 PROVIDED
TOTAL GARAGE SPACES:	16 GARAGE SPACES + 4 STORAGE SPACES



NEW BUILDING WEST EXTERIOR ELEVATION 3  
SCALE 1/16" = 1'-0"



NEW BUILDING EAST EXTERIOR ELEVATION 5  
SCALE 1/16" = 1'-0"



HAMILTON 490 APARTMENT UNIT MASTER PLAN  
AMERICAS LOOP 375  
COMMERCIAL

NOT FOR CONSTRUCTION

NO.	DATE:	REVISION:
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SHEET:  
A-101  
DETAIL SITE DEVELOPMENT PLAN

11/3/2023 11:44:20 AM  
2023-04\_490 Apartment Unit Master Plan Americas 375\_01 DETAIL SITE DEVELOPMENT PLAN

# Americas and Southwest of North Loop

City Plan Commission — November 30, 2023 **(REVISED)**



<b>CASE NUMBER:</b>	<b>PZRZ23-00035</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Americas 375 LLC
<b>APPLICANT:</b>	Hamilton Commercial LLC – Hamilton Peck and Jonathan Tooley
<b>REPRESENTATIVE:</b>	Sergio Castillo
<b>LOCATION:</b>	Americas Ave. and Southwest of North Loop Dr. (District 7)
<b>PROPERTY AREA:</b>	24.74 acres
<b>REQUEST:</b>	Rezone from R-F (Ranch and Farm), C-3/sc (Commercial/special contract), and C-3/c (Commercial/conditions) to S-D (Special Development) and Detailed Site Development Plan review and approval
<b>RELATED APPLICATIONS:</b>	PZCR23-00004 - Condition Release Application
<b>PUBLIC INPUT:</b>	One (1) phone call in opposition initially received since rescinded. No other correspondence as of November 29, 2023.

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) C-3/sc (Commercial/special contract) and C-3/c (Commercial/conditions) to S-D (Special Development) and Detailed Site Development Plan review and approval to allow for apartment complex.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed development is in keeping with the policies of the G-3, Post-War and O-3, Agriculture future Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The following conditions are:

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. No landscape buffer shall be required where adjacent to stormwater ponding, or drainage areas, or open space areas.
2. That ingress and egress at Joseph Street be limited to emergency vehicles.

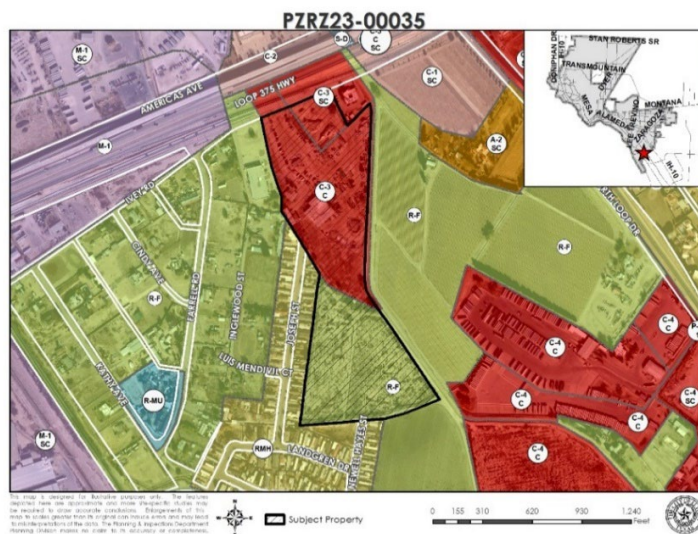


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is requesting to rezone from R-F (Ranch and Farm), C-3/sc (Commercial/special contract), and C-3/c (Commercial/conditions) to S-D (Special Development) to allow for a proposed apartment complex. Approval of a Detailed Site Development Plan is required as per proposed zoning district and proposed use. The size of the property is 24.74 acres. The detailed site development plan shows 490 apartment units consisting of 14 buildings. All buildings will have a combined square footage of approximately 197,219 square feet and a maximum building height of 38 feet 6 inches. Accessory uses include a 3,600 square foot administrative office, a 3,365 square foot clubhouse and fitness center building, and a 2,050 square foot maintenance building along with other amenities are proposed to be built on site. The apartment complex will have parking spaces for 841 vehicles including 18 accessible spaces and 50 bicycle spaces. Three main ponding areas and multiple landscape/pond will be located on-site. The proposed site plan complies with landscape, parking, and drainage requirements per City Code. Main access is from Americas Avenue and Newell Hayes Drive, with vehicular access recommended to be limited to emergency vehicles only along Joseph Street.

**PREVIOUS CASE HISTORY:** On November 28, 1978, City Council approved of the rezoning of the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with the following conditions imposed by Ordinance No. 6396:

1. *No building permits shall be issued for construction on the property until complete and detailed architectural and site development plans of the proposed development have been submitted by First Parties and approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.*
2. *First Parties will, at no cost to the City, construct a ponding area to provide on-site drainage for the property. Such ponding area shall be constructed in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso and must be inspected and approved by him before certificates of occupancy and compliance are issued for any buildings constructed on the property and before the property is used for any purposes requiring C-3 zoning.*

**Note: Conditions requested to be released by application PZCR23-00004.**

On July 10, 2018, City Council approved of the rezoning of the subject property from R-F (Ranch and Farm) to C-3 (Commercial) with the following conditions imposed by Ordinance No. 18811:

1. *That a ten-foot (10') landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts.*
2. *That a 15' irrigated landscaped buffer will be established and maintained along the frontage of the property where it abuts Loop 375. High profile native evergreen trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed every fifteen feet (15') on center. An additional seventy feet (70') of non-irrigated open space shall be maintained behind the landscaped buffer, followed by a second 15' landscaped buffer, for a total buffer depth of 100'. The second 15' landscaped portion of the 100' buffer shall also be irrigated and maintained with high profile native evergreen trees of at least two-inch (2") caliper and ten feet (10') in height placed every fifteen feet (15') on center.*
3. *That automobile (sales, service, storage, and rental) uses are prohibited on the subject property.*
4. *No outdoor storage of equipment, materials, and supplies shall be permitted within one-hundred feet (100') of Loop 375 or within twenty feet (20') of any property line that abuts residentially-zoned or special purpose zoned property, to include the R-F (Ranch and Farm) and RMH (Mobile Home Park) Districts.*

**Note: Conditions requested to be released by application PZCR23-00004.**

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed development is permitted by right with an approval of detailed site development plan in the S-D (Special Development) zoning district and will supplement the existing housing stock with multi-family housing. To the north is a bank and business office zoned C-2 (Commercial); to the south and west are a residential mobile home, zoned RMH (Residential Mobile Home) and residential uses and vacant lots zoned R-F (Ranch and Farm); to the east are vacant zoned R-F (Ranch and Farm). The closest school is Del Valle High School located 0.48 miles away and the closest park is Pavo Real Recreation Center located 1.31 miles away.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>G-3, Post-War:</b> This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p> <p><b>O-3, Agriculture:</b> This open-space sector applies to active farmland in the Rio Grande Valley. Changes to City codes and policies may limit plat and utility approvals beyond the City limits in a coordinated effort to protect significant portions of farmland.</p>	<p>Yes. The subject property is proposed to be developed into apartment complex development, which is in character with the future land use designation of <i>Plan El Paso</i>.</p>
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>S-D (Special Development) District:</b> The purpose of this district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	<p>Yes. The proposed S-D (Special Development) zone district will provide for the integration of apartment complex development with adjacent R-F (Ranch and Farm), RMH (Residential Mobile Home), and C-3 (Commercial) zoning districts in an older area.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p>Yes. Proposed development will have access to the subject property is provided from Americas Avenue and Newell Hayes Drive which are classified as freeway and local street, respectively, under the City's Major Thoroughfare Plan (MTP). The classification of this road is appropriate for the proposed development.</p>

<b>COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:</b>	
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> 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 does not lie within an historic district, study area plan, or overlay district.
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.	There are no anticipated adverse impacts.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property does not involve green field or environmentally sensitive land or arroyo disturbance.
<b>Stability:</b> Whether the area is stable or in transition.	The area is in transition within the last 10 years in the surrounding area. The property located at 9522 North Loop Drive to the northeast was rezoned from R-F (Ranch and Farm) to S-D (Special Development) in 2015. Additionally, the property located at 551 Inglewood Drive to the southeast was rezoned from R-F (Ranch and Farm) to C-4 (Commercial) in 2021.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The proposed development is in transition from inactive agricultural uses for the property. The established neighborhood is comprised of a residential and commercial development. The north portion of this property was rezoned from R-F (Ranch and Farm) to C-3 (Commercial) in 2018. The R-F (Ranch and Farm) zoning designation is no longer suitable for the property.

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The proposed development will have access to Americas Avenue and Newell Hayes Drive which are designated as a freeway and local street, respectively, in the City's Major Thoroughfare Plan. The subject property will need to provide adequate infrastructure at the time of development. Although pursuant to requirements for this rezoning request, a Traffic Impact Analysis deferral letter has been submitted and is under review by the City of El Paso's Streets and Maintenance Department as well as by the Texas Department of Transportation at the time of the subdivision platting stage. Prior to development, the subject property will need to be formally subdivided. All necessary infrastructure will be addressed at that time. The nearest bus stop is located 0.71 miles from the subject property on 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 Mission Valley Civic Association and Corridor 20 Civic Association, which were notified of the rezoning and condition release request by the applicant. Property owners within 300 feet of subject property were notified of the rezone request on November 2, 2023. As of November 29, 2023, the Planning Division has received one (1) phone call in opposition to the request that was previously obtained but it was rescinded as the result of the meeting between the applicant and neighborhood residents (see attachment 8). No further input was received. Additionally, the applicant met with a several members of the neighborhood to discuss the proposal at a meeting held on July 19, 2023.

**RELATED APPLICATIONS:** There is a condition release application (PZCR23-00004) running concurrently with the current rezoning application to release conditions.

### **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:

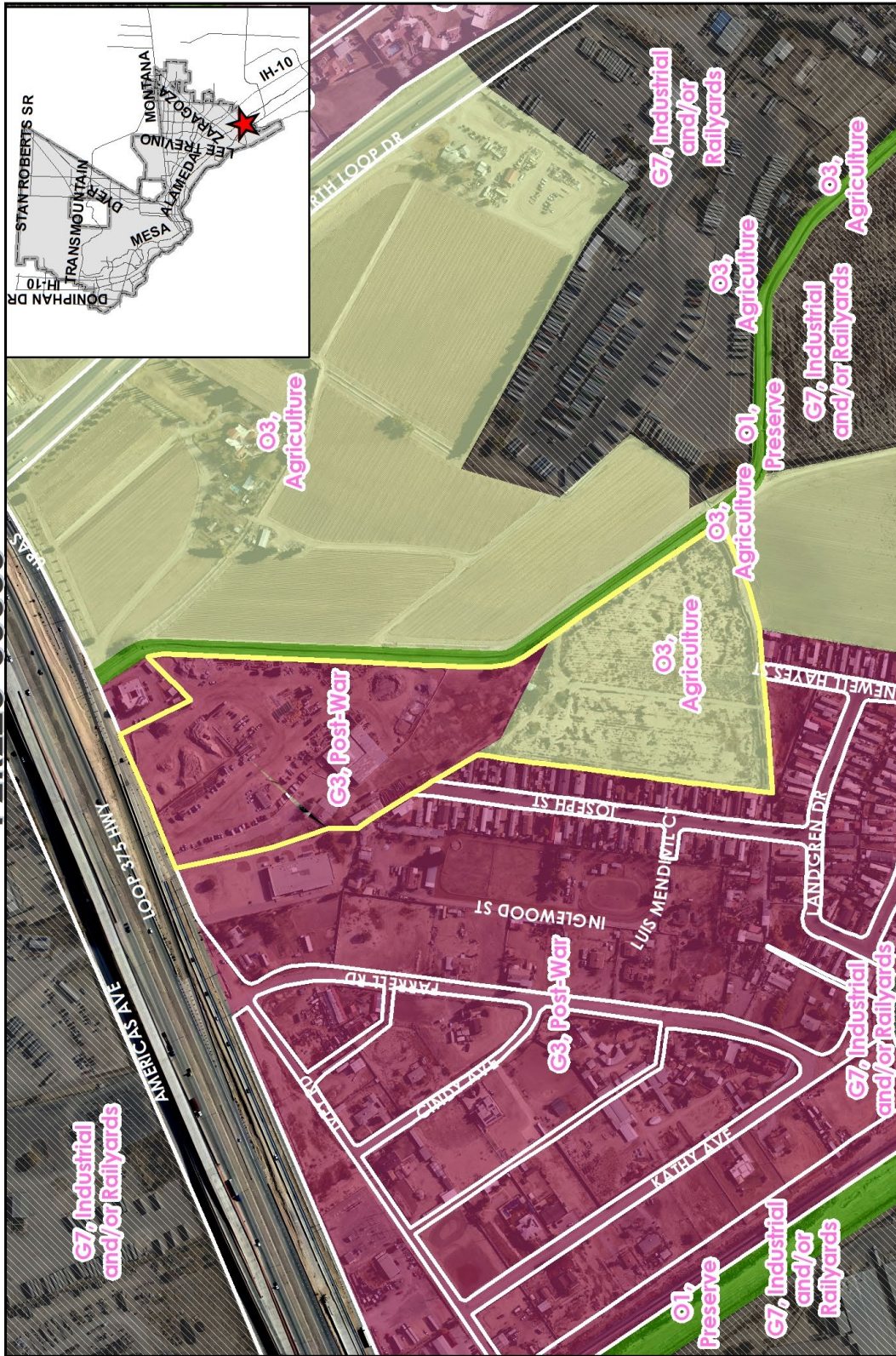
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval 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. Detailed Site Development Plan
3. Elevations
4. Ordinance No. 6396, dated November 28, 1978
5. Ordinance No. 18811, dated July 10, 2018
6. Department Comments
7. Neighborhood Notification Boundary Map
8. Public input via an email

# ATTACHMENT 1

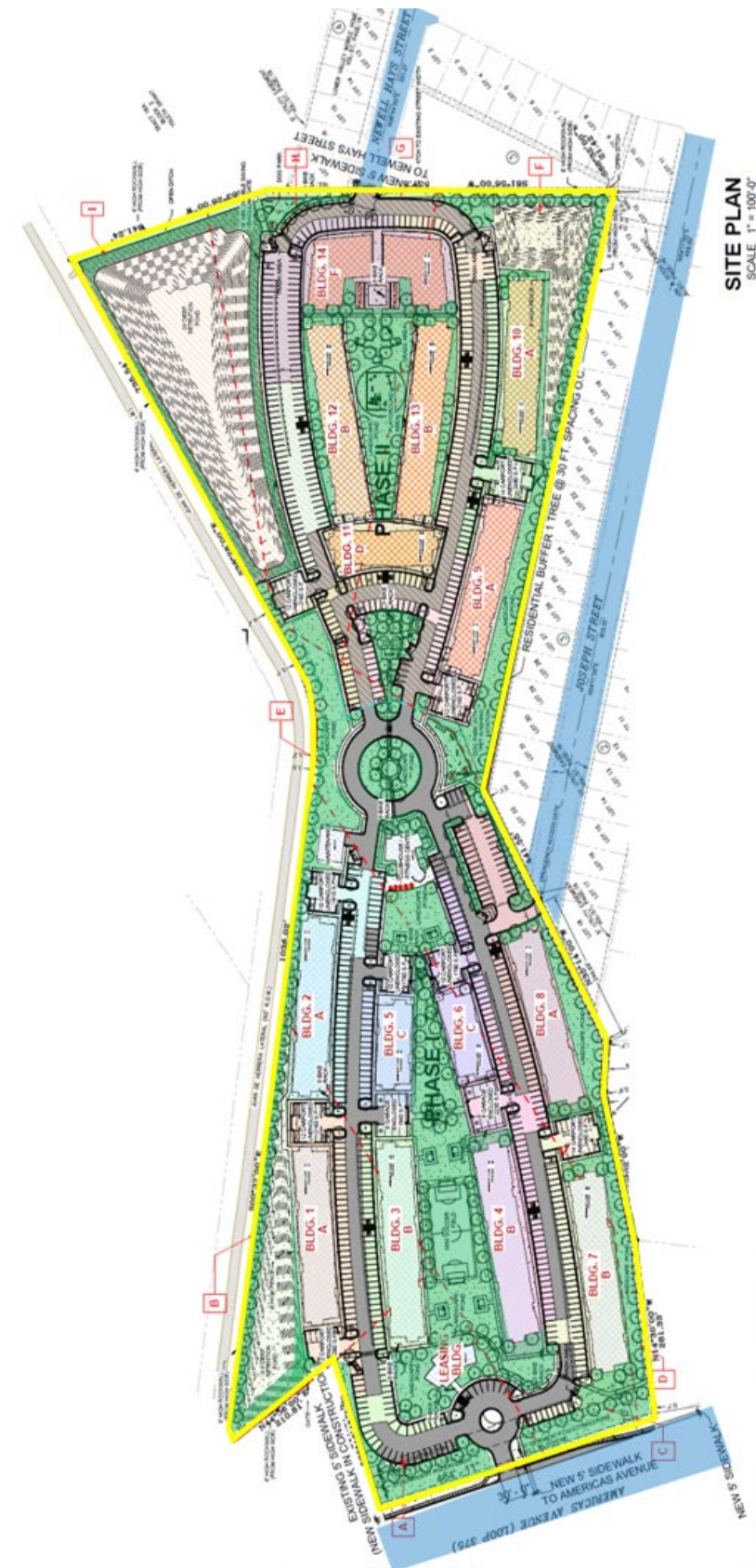
PZRZ23-00035



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



# ATTACHMENT 2



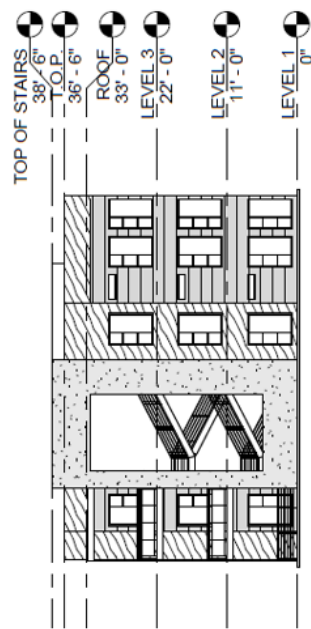
# ATTACHMENT 3



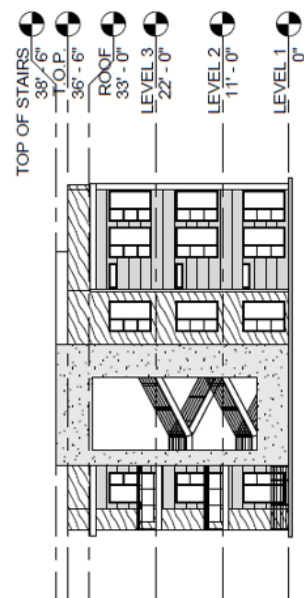
NEW BUILDING SOUTH EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"



NEW BUILDING NORTH EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"



NEW BUILDING EAST EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"



NEW BUILDING WEST EXTERIOR ELEVATION  
SCALE 1/16" = 1'-0"

# ATTACHMENT 4

6396

AN ORDINANCE CHANGING THE ZONING OF  
BLOCK 2, TRACT 10-B, YSLETA GRANT,  
THE PENALTY BEING AS PROVIDED IN  
SECTION 25-10 OF THE EL PASO CITY  
CODE

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

That the zoning of Block 2, Tract 10-B, Ysleta Grant, as  
more particularly described below, be changed to C-3 (Commercial)  
within the meaning of the Zoning Ordinance, and the zoning map  
of the City be revised accordingly:

Beginning at the northwesterly common corner of  
Tracts 10B and 10D of said Block 2;

Thence North 63°08'00" East a distance of 448.80  
feet along the boundary line between Tracts 10B and  
10B1 of said Block 2 to a point on the westerly  
line of the Juan de Herrera Main Lateral;

Thence South 36°02'00" East a distance of 249.60 feet  
along the westerly line of the Juan de Herrera Main  
Lateral to a point;

Thence South 44°06'00" West a distance of 426.70 feet  
along the boundary line between Tracts 10B and 11B of  
said Block 2 to a point;

Thence North 39°24'00" West a distance of 395.30 feet  
along the boundary line between said Tracts 10B and 10D  
to the point of beginning.

PASSED AND APPROVED this 28th day of November 1978.

ATTEST:

W. R. Rogers  
City Clerk

City Clerk

Mayor

Rio-Ten

APPROVED AS TO FORM:

John R. Rios  
City Attorney

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: 2.D  
1-29-79 COUNTER  
1-26-79 ORIGINAL  
1-26-79 Blky. Inspection  
1-29-79 CONTROL f. Brungler

I certify that the zoning map has been revised to  
reflect the amendment of ordinance #6396  
By f. Brungler Date 1-29-79

6396

78-1240

CONTRACT

This contract, made this 29<sup>th</sup> day of Nov, 1978,  
by and between FRANK CANDELARIA and wife, ELISA A. CANDELARIA,  
First Parties, and the CITY OF EL PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for rezoning  
of Block 2, Tract 10-B, Ysleta Grant in the City of El Paso, El Paso  
County, Texas, such property being more particularly described in  
Ordinance No. 6396 now pending before the City Council of the  
City of El Paso, a copy of which ordinance is attached hereto,  
marked Exhibit "A" and made a part hereof by reference. To remove  
certain objections to such rezoning, First Parties covenant that  
if the property is rezoned to C-3 (Commercial) within the meaning  
of the zoning ordinance of the City of El Paso, it shall be subject  
to the following restrictions, conditions and covenants:

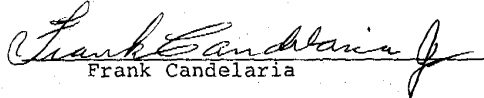
1. No building permits shall be issued for construction  
on the property until complete and detailed architectural and site  
development plans of the proposed development have been submitted  
by First Parties and approved by the City Plan Commission of the  
City of El Paso. All construction and development on the property  
shall be done in accordance with the approved plans.

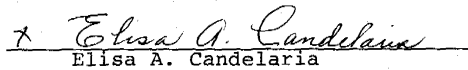
2. First Parties will, at no cost to the City, construct  
a ponding area to provide on-site drainage for the property. Such  
ponding area shall be constructed in accordance with plans and  
specifications to be approved by the City Engineer of the City of  
El Paso and must be inspected and approved by him before certificates  
of occupancy and compliance are issued for any buildings constructed  
on the property and before the property is used for any purpose  
requiring C-3 zoning.

This agreement is a restriction, condition and covenant running  
with the land and a charge and servitude thereon, and shall bind  
First Parties and their successors in title. Any future conveyance  
of the land shall contain this restriction, condition and covenant  
and shall embody this agreement by express reference.

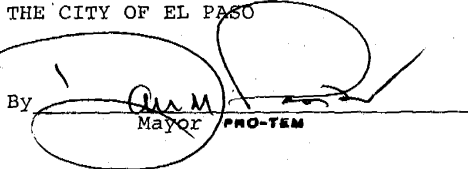
The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS THE FOLLOWING SIGNATURES AND SEAL:

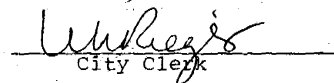
  
Frank Candelaria

x   
Elisa A. Candelaria

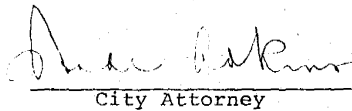
THE CITY OF EL PASO

By   
Mayor PRO-TEM

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

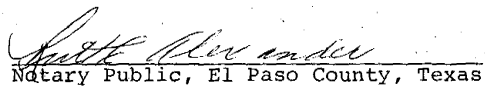
THE STATE OF TEXAS)  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared FRANK CANDELARIA and his wife, ELISA A. CANDELARIA, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24th day of Nov, 1978.

My Commission Expires:

Aug. 7 - 1980

  
Notary Public, El Paso County, Texas

78-4240

THE STATE OF TEXAS)  
 )  
COUNTY OF EL PASO )

BEFORE ME, the undersigned authority, on this day personally appeared DAN M. POWDER, Mayor PRO-TEM of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

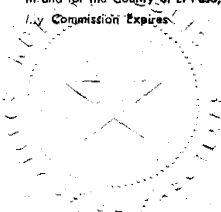
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30<sup>th</sup> day of NOVEMBER, 1978.

Billie Jean Branham  
Notary Public, El Paso County, Texas

My Commission Expires:

6-30-80

BILLIE JEAN BRANHAM, Notary Public  
In and for the County of El Paso, Texas  
Commission Expires



70-4240

-3-

RESOLUTION

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

That the Mayor be authorized to sign a contract with Frank Candelaria and wife, Elisa A. Candelaria, placing certain restrictions, conditions and covenants on the property being rezoned by Ordinance No. 6396.

ADOPTED this 28th day of November, 1978.

ATTEST:

Mayor

City Clerk

City Clerk

78-1240

# ATTACHMENT 5

CITY CLERK DEPT.  
2018 JUL 5 PM 12:28

ORDINANCE NO. 018811

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

PARCEL 1: TRACT 11B (2.389 AC), BLOCK 2, YSLETA GRANT (538 IVEY), CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,

PARCEL 2: TRACT 10D (2.0785 AC) AND TRACT 12B (3.935 AC) (6.0315 AC), BLOCK 2, YSLETA GRANT, 538 IVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,

PARCEL 3: TRACT 10A (0.3981 AC), BLOCK 2, YSLETA GRANT, 538 IVEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); AND,

PARCEL 4: TRACT 12A (3.292 AC), BLOCK 2, YSLETA GRANT, 538 IVEY CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL), AND IMPOSING A 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

*Parcel 1: Tract 11B (2.389 ac), Block 2, Ysleta Grant, 538 Ivey*, 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; and,

*Parcel 2: Tract 10D (2.0785 ac) and Tract 12B (3.935 ac) (6.0315 ac), Block 2, Ysleta Grant, 538 Ivey*, 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; and,

*Parcel 3: Tract 10A (0.3981 ac), Block 2, Ysleta Grant, 538 Ivey, City of El Paso, El Paso County*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference; and,

*Parcel 4: Tract 12A (3.292 ac), Block 2, Ysleta Grant*, 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 as listed for:

**PARCEL 1: FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL);**

ORDINANCE NO. 018811  
18-1007-2134 | 762112\_2  
538 Ivey Road.  
KMN

PZRZ16-00035

Page 1 of 6

**PARCEL 2: FROM R-F (RANCH AND FARM) TO C-3 (COMMERCIAL); and**

**PARCEL 3: R-F (RANCH AND FARM) TO C-3 (COMMERCIAL), and**

**PARCEL 4: R-F (RANCH AND FARM) TO C-3 (COMMERCIAL)** as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the proximity of the proposed commercial equipment repair facility to adjacent residential and agricultural land uses generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

1. *That a ten foot (10') landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts.*
2. *That a 15' irrigated landscaped buffer will be established and maintained along the frontage of the property where it abuts Loop 375. High profile native evergreen trees of at least two inch (2") caliper and ten feet (10') in height shall be placed every fifteen feet (15') on center. An additional seventy feet (70') of non-irrigated open space shall be maintained behind the landscaped buffer, followed by a second 15' landscaped buffer, for a total buffer depth of 100'. The second 15' landscaped portion of the 100' buffer shall also be irrigated and maintained with high profile native evergreen trees of at least two inch (2") caliper and ten feet (10') in height placed every fifteen feet (15') on center.*
3. *That automobile (sales, service, storage, and rental) uses are prohibited on the subject property.*
4. *No outdoor storage of equipment, materials, and supplies shall be permitted within one-hundred feet (100') of Loop 375 or within twenty feet (20') of any property line that abuts residentially-zoned or special purpose zoned property, to include the R-F (Ranch and Farm) and RMH (Mobile Home Park) Districts.*

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 10<sup>th</sup> day of July, 2018.

(SIGNATURES ON THE FOLLOWING PAGE)

**018811**

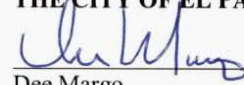
ORDINANCE NO. \_\_\_\_\_  
18-1007-2134 | 762112\_2  
538 Ivey Road.  
KMN

**PZRZ16-00035**

Page 2 of 6

CITY CLERK DEPT.  
2018 JUL 5 PM 12:28

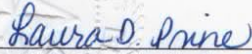
THE CITY OF EL PASO



Dee Margo  
Mayor

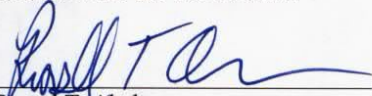


ATTEST:



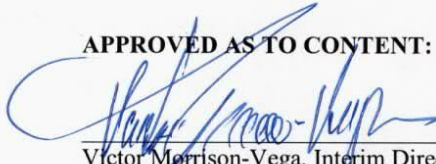
Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russel T. Abeln  
Assistant City Attorney

APPROVED AS TO CONTENT:



Victor Morrison-Vega, Interim Director  
Planning & Inspections Department

(Development Agreement on the following page)

**018811**

ORDINANCE NO.  
18-1007-2134 | 762112\_2  
538 Ivey Road.  
KMN

PZRZ16-00035

Page 3 of 6



## EXHIBIT "A"

Being all of Tracts 10A, 10D,  
11B, 12A, and 12B, Block 2,  
Ysleta Grant,  
City of El Paso, El Paso County, Texas  
December 26, 2016

### METES AND BOUNDS DESCRIPTION 538 Ivey Road Exhibit "A"

**FIELD NOTE DESCRIPTION** of Tracts 10A, 10D, 11B, 12A, and 12B, Block 2, Ysleta Grant, 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 iron rod located at the common boundary line of Tracts 10A and 13A, same being the southerly right-of-way line of Americas Avenue (370' R.O.W.) and being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, leaving said common boundary line and along said southerly right-of-way line of Americas Avenue, North 63°51'00" East, a distance of 182.80 feet to a found iron rod lying at the common boundary corner of Tracts 10B and 10D;

**THENCE**, leaving said southerly right-of-way line and along the common boundary line of Tracts 10B and 10D, South 39°24'00" East, a distance of 329.61 feet to a point;

**THENCE**, leaving said common boundary line of Tracts 10B and 10D, North 44°06'00" East, a distance of 431.33 feet to a found iron rod for corner at the common boundary line of Tracts 10B2A and 11B, same being the westerly right-of-way line of Juan De Herrera Lateral;

**THENCE**, leaving said common boundary corner and along said westerly right-of-way line of Juan De Herrera Lateral the following four courses:

- 1.) 63.26 feet along the arc of a curve to the right whose radius is 163.20 feet, whose interior angle is 22°12'34", whose chord bears South 11°43'05" East, a distance of 62.87 feet to a point;
- 2.) South 00°36'59" East, a distance of 1038.61 feet to a point;
- 3.) 146.19 feet along the arc of a curve to the left whose radius is 221.30 feet, whose interior angle is 37°51'01", whose chord bears South 19°32'29" East, a distance of 143.55 feet to a point;
- 4.) South 38°28'00" East, a distance of 76.19 feet to a point;

**THENCE**, leaving said westerly right-of-way line of Juan De Herrera Lateral, North 65°48'00" West, a distance of 355.23 feet to a point;

**THENCE**, North 35°14'00" West, a distance of 537.30 feet to a point;

**THENCE**, North 04°27'17" West, a distance of 76.75 feet to a point;

**THENCE**, North 20°02'00" West, a distance of 240.70 feet to a point;

**THENCE**, North 14°30'00" West, a distance of 281.25 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 526,162.96 square feet or 12.0790 acres of land more or less.

CAD Consulting Co.  
1790 Lee Trevino Drive, Suite 503  
El Paso, Texas 79936  
(915) 633-6422  
L:\M&B\2016\538 Ivey-Final.wpd



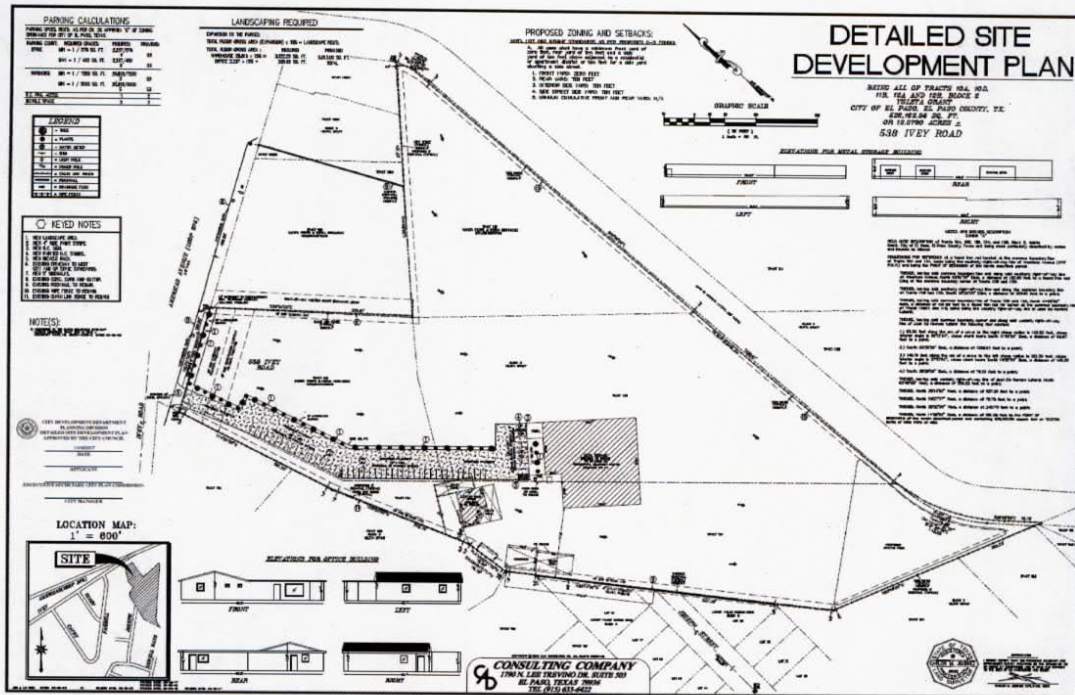
018811

**ORDINANCE NO.** \_\_\_\_\_  
18-1007-2134 | 762112\_2  
538 Ivey Road.  
KMN

**PZRZ16-00035**

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# EXHIBIT "B"



018811

ORDINANCE NO. \_\_\_\_\_  
 18-1007-2134 | 762112\_2  
 538 Ivey Road.  
 KMN

PZRZ16-00035

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# **ATTACHMENT 6**

## **Planning and Inspections Department - Planning Division**

Staff recommends **APPROVAL WITH CONDITIONS** of the request as the proposed development is in keeping with the policies of the G-3, Post-War and O-1, Preserve future Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The following conditions are:

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. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*
2. *That ingress and egress at Joseph Street be limited to emergency vehicles.*

## **Planning and Inspections Department – Plan Review & Landscaping Division**

Recommend approval with conditions:

- 1) Remove "Landscape Legend" and plant quantities from plans
- 2) Occupancy use shall be R-2, not B

Note: the comments will be addressed at the time of permitting stage.

## **Planning and Inspections Department – Land Development**

Recommend approval with conditions

1. The property is in the flood zone "AH", a preliminary and final elevation certificate will be required at the time of grading permit and complies with all FEMA requirements.
2. All storm-water runoff discharge volumes including fill/water displacement shall be retained within this subdivision's limits in compliance with the provision of (DSC PANEL 1-4C-J, 19.19.010A and DDM 11.1).
3. TXDOT review and approval are required of the proposed subdivision for drainage and access requirements. No storm water is allowed into TxDOT R.O.W.
4. Verify the existing driveway on Americas (Loop 375), if not used, it will require closing.

Note: the comments will be addressed at the time of permitting stage.

## **Fire Department**

Recommend approval with conditions.

Turning radius for emergency vehicles, aerial access requirements and address fire related issues. Check for TXDOT requirements on Loop 375 due to emergency vehicles turning radius requirements.

Note: the comments will be addressed at the time of permitting stage.

## **Police Department**

No comments received.

## **Environment Services**

No comments received.

## **Streets and Maintenance Department**

- No objections to Traffic Impact Analysis (TIA) report.
- No objections to site plan.

### **Sun Metro**

No comments received.

### **El Paso Water**

EPWater-PSB does not object to this request.

#### **Water:**

There is an existing 8-inch diameter water main that extends along Americas Ave., located approximately 7-feet north of the south right-of-way line. This main is available for service and main extension.

There is an existing 48-inch diameter water transmission main that extends within a 30-foot PSB easement parallel to Americas Ave and along the northern property line. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board (EPWater-PSB) Rules and Regulations.

There is an existing 8-inch diameter water main that extends along Joseph St., located approximately 15-feet west of the east right-of-way line. This main is available for service and main extension.

There is an existing 8-inch diameter water main that extends along Newell Hays St., located approximately 15-feet west of the east right-of-way line. This main is available for service and main extension.

EPWater records indicate an active ¾-inch domestic water meter serving the subject property. The service address for this meter is 538 Ivey Rd.

Previous water pressure from fire hydrant #5606, located at 444 Joseph St., has yielded a static pressure of 102 (psi), a residual pressure of 88 (psi), and a discharge of 750 (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.

#### **Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Joseph St., located approximately 20-feet east of the west right-of-way line. This main is available for service and main extension.

There is an existing 8-inch diameter sanitary sewer main that extends along Newell Hays St., located approximately 20-feet east of the west right-of-way line. This main is available for service and main extension.

#### **General:**

Americas Ave. is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Americas Ave. right-of-way requires written permission from TxDOT.

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

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

EPWater-PSB requires a new service application to provide additional 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.

**El Paso County 911 District**

No comments received.

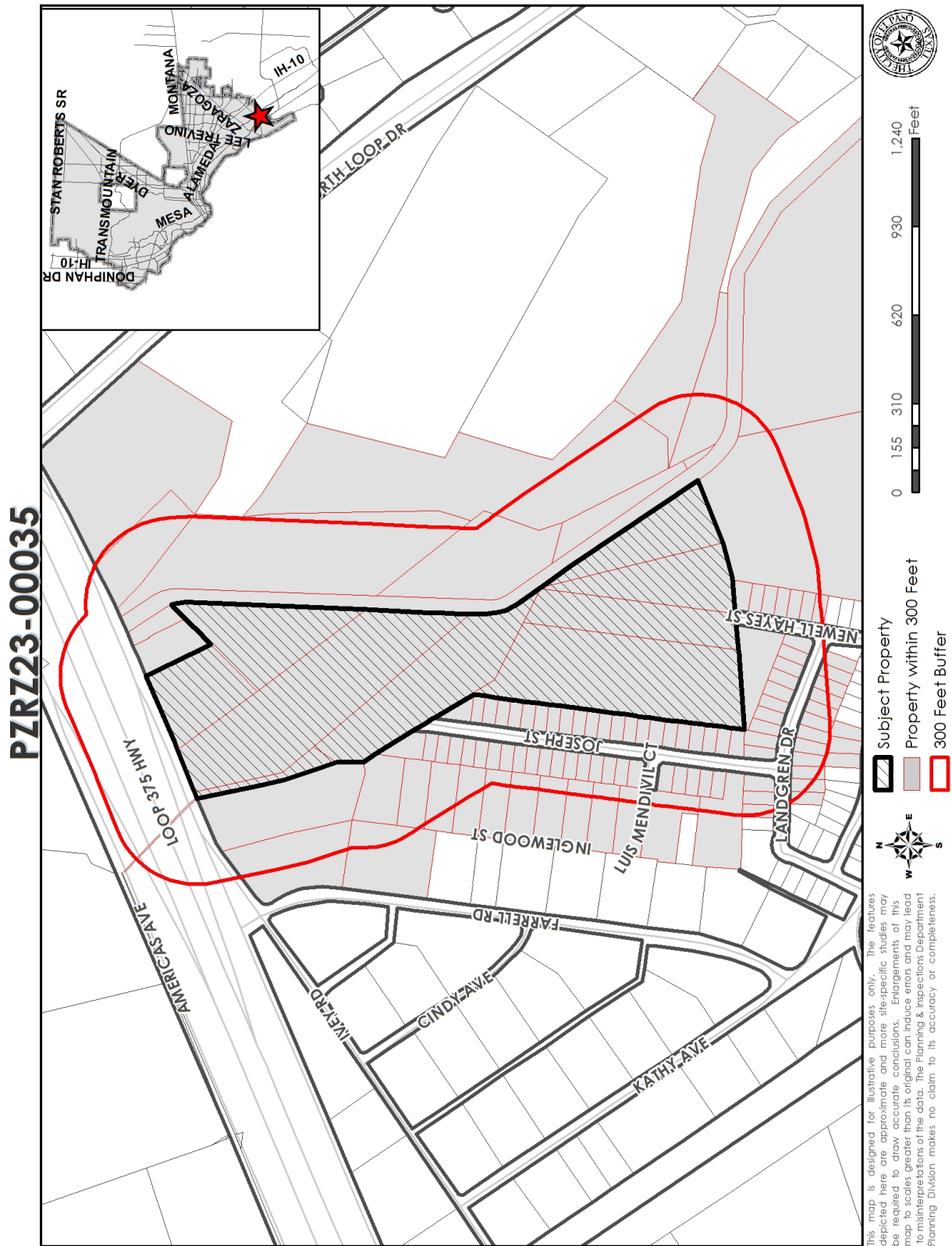
**Texas Department of Transportation**

- Please add a deceleration lane
- Move proposed driveway further south to allow use of the deceleration lane.

**El Paso County Water Improvement District #1**

No comments received.

# ATTACHMENT 7



## ATTACHMENT 8

**Salloum, Andrew M.**

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**From:** Salloum, Andrew M.  
**Sent:** Wednesday, November 29, 2023 10:56 AM  
**To:** Ben Ivey  
**Cc:** Adrienne Ivey Schultz; David Escobar; Hamilton Peck; Jonathan Tooley; Smith, Kevin W.; Garcia, Raul; Zamora, Luis F.  
**Subject:** RE: Hamilton Group Zoning Request

Good morning Mr. Ivey,

Thank you for your email. It will be added to the backup that will be presented to the City Plan Commission.

Cordially,  
Andrew Salloum | Senior Planner  
P: 915.212.1603  
A: 801 Texas Ave. El Paso, TX 79901  
E: SalloumAM@elpasotexas.gov  
ElPasoTexas.gov | Take Our Survey

Planning & Inspections Department  
City of El Paso

-----Original Message-----

From: Ben Ivey <ben@iveyoffice.com>  
Sent: Wednesday, November 29, 2023 10:13 AM  
To: Salloum, Andrew M. <SalloumAM@elpasotexas.gov>  
Cc: Adrienne Ivey Schultz <ais419@sbcglobal.net>; David Escobar <tocmodar@gmail.com>; Hamilton Peck <hamilton@hamiltoncommercialtx.com>; Jonathan Tooley <jonathan@hamiltoncommercialtx.com>  
Subject: Hamilton Group Zoning Request

[You don't often get email from ben@iveyoffice.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Mr. Salloum,

This is Ben Ivey and I am letting you know that our family is not going to oppose anything on the Hamilton Group zoning request coming up before the planning commission this Thursday. We hope that every consideration will be given to help the traffic problem that this apartment project will add to the existing problem we already have with the intersection of North Loop and Americas Ave. Also the traffic that will be impacted to Inglewood Rd.

I've tried for years to get TXDOT to put in a braided interchange just north of North Loop from Americas to the access road so that truck traffic from Mexico wouldn't necessarily go through the North Loop and Americas intersection. They could cross over North Loop and have an exit just after North Loop Road for that traffic that wants to go north to the industrial parks that are north of the interstate. If that could ever be accomplished it help the North Loop Intersection tremendously and be good even for the apartment project.

If there is anything else that you may need from me, just let me know.

God Bless

Ben Ivey