

Oscar Leeser
Mayor

Cary Westin
Interim City Manager



CITY COUNCIL
Brian Kennedy, District 1
Alexandra Anello, District 2
Cassandra Hernandez, District 3
Joe Molinar, District 4
Isabel Salcido, District 5
Art Fierro, District 6
Henry Rivera, District 7
Chris Canales, District 8

AGENDA FOR THE REGULAR COUNCIL MEETING

July 18, 2023

**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: 586-998-331#

AND

**AGENDA REVIEW MEETING
COUNCIL CHAMBERS, CITY HALL
300 N. CAMPBELL AND VIRTUALLY**

July 17, 2023

9:00 AM

Teleconference phone number: 1-915-213-4096

Toll free number: 1-833-664-9267

Conference ID: 416-371-243#

Notice is hereby given that an Agenda Review Meeting will be conducted on July 17, 2023 at 9:00 A.M. and a Regular Meeting of the City Council of the City of El Paso will be conducted on July 18, 2023 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>

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 the corresponding Conference ID:

Agenda Review, July 17, 2023 Conference ID: 416-371-243#

Regular Council Meeting, July 18, 2023 Conference ID: 586-998-331#

The public is strongly encouraged to sign up to speak on items on this agenda before the start of this meeting on the following links:

For Call to the Public:

<https://app.smartsheet.com/b/form/dc001f113c14440db558b9da4e973ce2>

To speak on Agenda Items:

<https://app.smartsheet.com/b/form/cc20aad8258146ab8f63761079bd1091>

A quorum of City Council must participate in the meeting.

ROLL CALL

**INVOCATION BY THE MINISTRY COORDINATOR FOR THE EL PASO COUNTY
SHERIFF'S OFFICE AND CHAPLAIN EMERITUS FOR THE EL PASO POLICE
DEPARTMENT SAM FARAONE**

PLEDGE OF ALLEGIANCE

MAYOR'S PROCLAMATIONS

Pretrial, Probation and Parole Supervision Week

City of El Paso Board, Commission, and Committee Appointee Appreciation Day

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:

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

1. Approval of the Minutes of the Regular City Council Meeting of July 5, 2023.

[23-962](#)

All Districts

CONSENT AGENDA - REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS:

2. REQUEST TO EXCUSE ABSENT CITY COUNCIL MEMBERS [23-124](#)

CONSENT AGENDA - RESOLUTIONS:

Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development

3. Approve a Resolution authorizing, the City Manager, or designee, to sign the Event Support Contract between the City of El Paso ("City) and Consortium Productions ("CRIT") for the 2023 Sun City CRIT scheduled for September 16, 2023. [23-958](#)

All Districts

Destination El Paso, Jose Garcia, (505) 573-0757

Goal 3: Promote the Visual Image of El Paso

4. That the Solid Waste liens on the attachment posted with this agenda be approved (See Attachment A). [23-933](#)

Districts 1, 2, 3, 4, 7, 8

Environmental Services Department, Nicholas N. Ybarra, (915) 212-6000

Goal 4: Enhance El Paso's Quality of Life through Recreational, Cultural and Educational Environments

5. That the City of El Paso accepts, with gratitude, the donation from Linda and Juan Uribe, of the following: A donation of up to \$50,000.00 to the El Paso Museum of History to name the museum store/community gallery the "Juan and Linda Uribe Community Gallery". [23-956](#)

District 8

Museums and Cultural Affairs, Claudia Cardoza, (915) 212-1781

CONSENT AGENDA - BOARD RE-APPOINTMENTS:

Goal 3: Promote the Visual Image of El Paso

6. Sharon S. Miles-Bonart to the Open Space Advisory Board by Representative Art Fierro, District 6. [23-989](#)

Members of the City Council, Representative Art Fierro, (915) 212-0006

Goal 3: Promote the Visual Image of El Paso

7. Stephen Tures to the Open Space Advisory Board by Representative Brian Kennedy, District 1.

[23-991](#)

Members of the City Council, Representative Brian Kennedy, (915) 212-1002

CONSENT AGENDA - BOARD APPOINTMENTS:

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

8. Bruce Yetter to the Ethics Review Commission by Representative Brian Kennedy, District 1.

[23-990](#)

Members of the City Council, Representative Brian Kennedy, (915) 212-1002

CONSENT AGENDA - APPLICATIONS FOR TAX REFUNDS:

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

9. That the tax refunds listed on the attachment posted with this agenda be approved. 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. (See Attachment B)

[23-955](#)

All Districts

Tax Office, Maria O. Pasillas, (915) 212-1737

10. That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than \$2,500.00. (See Attachment C)

[23-954](#)

All Districts

Tax Office, Maria O. Pasillas, (915) 212-1737

REGULAR AGENDA - OPERATIONAL FOCUS UPDATES

Goal 4: Enhance El Paso's Quality of Life through Recreational, Cultural and Educational Environments

11. Presentation and discussion on the Capital Improvement 3rd Quarter update.

[23-949](#)

All Districts

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

CALL TO THE PUBLIC – PUBLIC COMMENT:

Call to the Public will begin at 12:00 p.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.

Members of the public may communicate with Council during public comment, and regarding agenda items by calling 1-915-213-4096 or toll free number 1-833-664-9267 at the prompt please enter the following Conference ID: 586-998-331#

A sign-up form is available on line for those who wish to sign up in advance of the meeting at: <https://app.smartsheet.com/b/form/dc001f113c14440db558b9da4e973ce2>

REGULAR AGENDA – OTHER BIDS, CONTRACTS, PROCUREMENTS:

Goal 2: Set the Standard for a Safe and Secure City

12. The linkage to the Strategic Plan is subsection 2.3 - Increase public safety operational efficiency.

[23-950](#)

Award Summary:

Discussion and action on the award of Solicitation 2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid) to Responsible Hospitality Institute for a two (2) year term for an estimated amount of \$95,000.00. This contract will provide recommendations for noise remediation standards and processes to maintain compliance, which include monitoring and reporting.

Contract Variance:

No variance, new contract.

| | |
|------------------------|--|
| Department: | Police |
| Vendor: | Responsible Hospitality Institute Scotts Valley, CA |
| Item(s): | All |
| Term: | 2 Years |
| Total Estimated Award: | \$95,000.00 |
| Account No.: | 321 - 522150 - 1000 - 21000 |
| Funding Source: | General Fund |
| District(s): | All |

This is a Request for Proposal, service contract.

The Purchasing & Strategic Sourcing and Police Departments recommend award as indicated to Responsible Hospitality Institute the highest ranked proposer based on evaluation factors established for this procurement.

In accordance with this award, the City Manager or designee is authorized to

exercise future options if needed.

All Districts

Purchasing and Strategic Sourcing, K. Nicole Cote, (915) 212-1092
Police, Interim Chief Peter Pacillas, (915) 212-4305

REGULAR AGENDA – PUBLIC HEARINGS AND SECOND READING OF ORDINANCES:

Goal 3: Promote the Visual Image of El Paso

13. An Ordinance changing the zoning of portion of Simeon Hart Survey No. 2 and the south ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, City of El Paso, El Paso County, Texas from M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) and G-MU (General Mixed Use), approving a master zoning plan, and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. [23-856](#)

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: 1720 and 1820 W. Paisano Dr.
Applicant: Sami DiPasquale, Abara, Inc., PZRZ23-00005

District 8

Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Luis Zamora, (915) 212-1552

14. An Ordinance changing the zoning of Tract 40, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. [23-881](#)

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 Rojas Drive and East of George Dieter Drive
Applicant: EPX Construction, PZRZ23-00010

District 6

Planning and Inspections, Philip F. Etiwe, (915) 212-1553
Planning and Inspections, Saul Pina, (915) 212-1612

REGULAR AGENDA - OTHER BUSINESS:

Goal 1: Create an Environment Conducive to Strong, Sustainable Economic Development

15. Discussion and action that the City Council approves the submission to the [23-934](#)

Foreign-Trade Zones Board of an application to expand Foreign-Trade Zone 68 existing sites and to add new sites more fully described on Exhibit A of the resolution (FTZ Expansion Application), that the City Manager, or his designee, be authorized to sign the application and related documents to expand and modify Foreign-Trade Zone 68; and urges the Foreign-Trade Zones Board approval of the application on an expedited basis.

Districts 2, 3, 4, 5, 6, 7 and 8

Airport, David Panko, (915) 212-0480

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

16. Discussion and action on the Resolution that the City reviewed and approves the issuance of the Unlimited Tax Bonds, Series 2023 by Paseo Del Este Municipal Utility District No. 7 with the acknowledgement that the issuance of such bonds does not constitute debt issuance by the City of El Paso.

[23-972](#)

All Districts

City Manager's Office, Robert Cortinas, (915) 212-1067

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 Interpreter Services, you must email CityClerk@elpasotexas.gov at least 72 hours in advance of the meeting.

ALL REGULAR CITY COUNCIL AGENDAS ARE PLACED ON THE INTERNET ON THURSDAY PRIOR TO THE MEETING AT <http://www.elpasotexas.gov/>



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-962, 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 July 5, 2023.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-124, 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



Legislation Text

File #: 23-958, 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

Destination El Paso, Jose Garcia, (505) 573-0757

AGENDA LANGUAGE:

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

Approve a Resolution authorizing, the City Manager, or designee, to sign the Event Support Contract between the City of El Paso ("City) and Consortium Productions ("CRIT") for the 2023 Sun City CRIT scheduled for September 16, 2023.

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

DEPARTMENT: Destination El Paso

AGENDA DATE: July 18, 2023

PUBLIC HEARING DATE: n/a

CONTACT PERSON NAME AND PHONE NUMBER: Jose Garcia, 505-573-0757

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: Goal 1

SUBGOAL: Enhance Visitor Revenues – Convention / Sport Development

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? **Be descriptive of what we want Council to approve. Include \$ amount if applicable.**

Approve a resolution authorizing the City Manager or designee to make necessary budget transfers and to sign the Event Support Contract with Consortium Productions, Inc. for the City of El Paso to host the 2023 Sun City CRIT on September 16, 2023.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

El Paso was selected through a competitive process to host the Sun City CRIT. Each event will bring an estimated economic impact of \$1.3 Million.

The city has committed to support the event with a \$120,000 site fee required to successfully and safely conduct the event. The initial payment will be made July 31, 2023 in the amount of \$90,000 and the remainder of \$30,000 will be due to Consortium Productions Inc. no later than October 31, 2023.

The City has applied to and been accepted by the State of Texas Event Trust Fund to seek reimbursement for the city's financial obligations under the Event Support Contract for a total of \$119, 996.00.

SELECTION SUMMARY:

PROTESTS:

☒ No protest received for this requirement.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided: ☐ Yes or ☒ No

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

City Council has approved Event Support Contracts for past events such as the 2019 Triple-A All Star Game, 2021 Sun City CRIT, and the Tony the Tiger Sun Bowl held in 2019, 2021, and 2022.

AMOUNT AND SOURCE OF FUNDING:

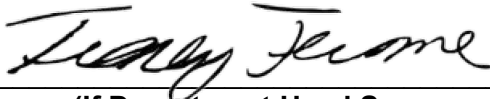
What is the source of funding? What is the amount? Is there a current appropriation? Does it require a budget transfer? Are there continuing costs? How long and for what amount?

The City of El Paso would transfer 90,000.00 from the account referenced below which will be reimbursed by State of Texas Event Trust Fund.

Fund: 2326
Dept: 457
Division: 57000
Account: 460230- Civic Center Revenue

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

DEPARTMENT HEAD:



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

RESOLUTION

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

That the City Manager be authorized to sign an Event Support Contract between the City of El Paso (“City”) and Consortium Productions (“CRIT”) for the 2023 Sun City Crit scheduled for September 16, 2023.

APPROVED this _____ day of July, 2023.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Danielle Escontrias
Danielle Escontrias
Assistant City Attorney

THE STATE OF TEXAS
COUNTY OF EL PASO

§
§
§

EVENT SUPPORT CONTRACT

This Event Support Contract (the “Contract”) is between the City of El Paso, a Texas home rule municipality (“City”), and Consortium Productions, Inc. (“CRIT”), a Florida based corporation whose registered office is 17051 SW 49th St Southwest Ranches FL 33331 and EIN 46-0808409.

WHEREAS, the City of El Paso has been designated as the host for the **Sun City Crit on September 16, 2023** (the “Event”); and

WHEREAS, the parties to the present agreement wish to describe the City’s financial commitment in support of the Event and the responsibilities of the City and CRIT to organize the Event.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the following:

I. General Obligations of the Parties

- A. The City has been designated as the host for the Sun City Crit, scheduled for Saturday, September 16 with setup and teardown on Friday, September 15 and Sunday, September 17 respectively (the “Event”).
- B. The City is obligated to perform functions necessary to host the Event as outlined in Exhibit A as “City Responsibilities.” These functions will result in City expenses to include:
 - 1. To pay a site fee of \$120,000. 75% by July 31, 2023, and remaining 25% no later than October 31, 2023.
 - 2. Other expenses required to successfully and safely conduct the Event as mutually agreeable between the parties and to not exceed \$10,000.
- C. CRIT is obligated to perform functions necessary to organize and execute the Event as outlined in Exhibit A as “CRIT Responsibilities.”
- D. If said Event is not held, the City is not obligated to expend the monies described in I.B. of this Contract.

II. Term & Termination

- A. The term of this Contract shall begin on July 31, 2023, and shall continue until all payments required pursuant to this Contract have been made, documentation of payment to CRIT is received by the City, all reimbursement from the Texas Events Trust Fund have been made to the City or until terminated by either party in accordance with the provisions of this Contract or until such time as the parties mutually agree to terminate this Contract.
- B. Termination
 - 1. This Contract shall be terminated if the Event does not take place in El Paso, Texas.
 - 2. The obligations of the parties for all costs incurred under this Contract prior to such termination notice, shall survive such termination, as well as any other obligation incurred under this Contract, until performed.

III. GOVERNMENTAL FUNCTION AND IMMUNITY.

- A. Governmental Function. The parties expressly agree that, in all things relating to this Contract, the City enters into this Contract for the purpose of performing governmental functions and are performing governmental functions, as defined by the Texas Tort Claims Act. The parties further expressly agree that every act or omission of the City, which in any way pertains to or arises out of this Contract, falls within the definition of governmental function.
- B. Sovereign Immunity. The City reserves, and does not waive, its right of sovereign immunity and similar rights and does not waive its rights under the Texas Tort Claims Act. The parties expressly agree that the City does not waive, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of its powers or functions or pursuant to the Texas Tort Claims Act or other applicable statutes, laws, rules, or regulations.

IV. Miscellaneous

- A. Liability. This Contract is not intended to alter or reallocate any defense or immunity authorized or available to either party by law.
- B. Compliance with Laws. In the performance of their obligations under this Contract, the parties shall comply with all applicable federal, state or local laws, ordinances and regulations.

- C. Governing Law. This Contract shall be construed and interpreted in accordance with the laws of the State of Texas, along with any applicable provisions of the federal law, the City Charter and/or any ordinance of the City.
- D. Venue. The parties hereto agree that this Contract shall be enforceable in El Paso, Texas, and if legal action is necessary to enforce it, exclusive venue shall lie in El Paso County, Texas. Should the need for dispute resolution arise, venue is in the El Paso County, Texas.
- E. Current Revenues. Pursuant to Section 791.001(d)(3), Texas Government Code, the City will make all payments from current revenues.
- F. No Waiver. The failure of any party at any time to require performance by the other party of any provision of this Contract shall in no way affect the right of such party to require performance of that provision. Any waiver by a party of any breach of any provision of this Contract shall not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right under this Contract.
- G. Notice. All notices provided for herein shall be sufficient if sent by certified mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following address:

City: City of El Paso
Attn: City Manager
P.O. Box 1980
El Paso, TX 79950-1890

CRIT: Consortium Productions, Inc.
Attn: Ravi Rajcoomar
17051 SW 49th St
Southwest Ranches, FL 33331

- H. Severability. Every provision of this Contract is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Contract.
- I. Any amendments to this Contract shall be in writing and signed by all parties.
- J. This constitutes the entire agreement of the parties.

(Signatures follow on the next page)

THE STATE OF TEXAS §
COUNTY OF EL PASO §

EVENT SUPPORT CONTRACT

Signature Page

IN WITNESS WHEREOF, City of El Paso, and CRIT have entered into this Contract.

CITY OF EL PASO

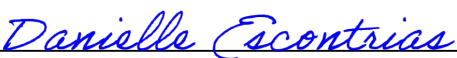
Cary Westin
Interim City Manager

CONSORTIUM PRODUCTIONS, INC.



Name Printed: **Ravi Rajcoomar**
Title: **President**

APPROVED AS TO FORM:



Danielle Escontrias
Assistant City Attorney

APPROVED AS TO CONTENT:



Jose Garcia
President and CEO, Destination El Paso

Exhibit A
Event Support Contract
Sun City Crit
September 16, 2023

City Responsibilities:

- Work with CRIT to develop and execute non-race activities that benefit the community – example but not limited to musical entertainment, kids races, celebrity races, running races, vendor expo, food court, other sponsor activation areas.
- Coordination of digital advertising campaign to increase Event attendance and hotel impact.
- Coordination of downtown street closures and coordination of permitting for Event
- To pay a site fee of \$120,000. 75% by July 31, 2023, and remaining 25% no later than October 31, 2023.

CRIT Responsibilities:

- Create, develop, and execute cycling event
- Create, develop, and execute athlete recruitment and marketing plan
- Create, develop, and execute community and spectator marketing plan in partnership with the City's Destination El Paso ("DEP") department
- Develop and execute operational plan and budget for technical vendors and 3rd party support for example but not to be limited to – permitting, registration, hotel, timing, sound, announcers, fencing, police/security, truss, lighting, broadcast, screens, power, radios, tenting, hospitality, awards, security, bathrooms, street cleaning, course crossings and sponsors.
- Work with Destination El Paso to develop and execute non-race activities that benefit the community – example but not limited to musical entertainment, kids races, celebrity races, running races, vendor expo, food court, other sponsor activation areas.
- Develop and execute local grassroots outreach plan for the cycling, running, outdoor endurance and general audience.
- Sanction, insure and officiate the event through USA Cycling and its officials.
- Provide appropriate Certificates of Insurance for all required parties
- Develop and execute with DEP appropriate media plan including press conferences, athlete visits, social media campaign, direct outreach as needed
- Develop and execute compelling event day run of show for the local on-site and broadcast audience
- Develop medical plan for athletes and spectators on-site
- Develop crisis communication plan for athletes and spectators on site
- Develop and execute awards, prize-giving ceremonies, and prize money payout
- Develop and execute event staffing and volunteer plan
- Provide attendance, economic impact, hotel room night utilization, event budget, actual events expenses and other reporting as requested by DEP



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-933, 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, 2, 3, 4, 7, 8

Environmental Services Department, Nicholas N. 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**

AGENDA DATE: July 18, 2023

PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Nick Ybarra, (915) 212-6000

DISTRICT(S) AFFECTED: 1, 2, 3, 4, 7, 8

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:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ☒ YES ☐ NO

PRIMARY DEPARTMENT: Environmental Services Department

SECONDARY DEPARTMENT:

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

DEPARTMENT HEAD:



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

ATTACHMENT A

SOLID WASTE LIENS

July 18, 2023

| Address | Owner of Record | Amount | District |
|----------------------|--|------------|----------|
| 5468 DONIPHAN DR | SKRH LLC | \$561.50 | 1 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$343.00 | 2 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$299.75 | 2 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$360.00 | 2 |
| 4943 RILEY CT | VALDEZ MARIA | \$2,955.50 | 2 |
| 4943 RILEY CT | VALDEZ MARIA | \$1,166.00 | 2 |
| 4948 RILEY CT | LOPEZ PATRICIA | \$342.00 | 2 |
| 4948 RILEY CT | LOPEZ PATRICIA | \$351.00 | 2 |
| 4508 MONTANA AVE | CHUDA PROPERTIES LLC | \$559.00 | 2 |
| 3626 HAYES AVE | LOPEZ GLORIA | \$561.00 | 2 |
| 8814 MOUNT DELANO DR | ESCOBAR ABIGAIL V & SALAZAR ALBERTO | \$618.00 | 2 |
| 121 TANGIER PL | PEREZ MACEDONIA | \$814.00 | 2 |
| 234 CARGILL ST | BLOOM LURDES V S & CHOU BERTH | \$450.50 | 2 |
| 720 SANTA BARBARA DR | WRIGHT ARTIS | \$363.00 | 3 |
| 4112 LOMA ROSADA DR | ARCHIE WILLIE HARTSFIELD | \$395.50 | 4 |
| 4501 MARISSA DR | CROSS EARL & EMMA | \$326.00 | 4 |
| 5721 TROPICANA AVE | LLAMAS IRMA E | \$608.00 | 4 |
| 5721 TROPICANA AVE | LLAMAS IRMA E | \$315.00 | 4 |
| 5225 SAXON DR | RELIANT PROPERTIES LLC | \$496.50 | 4 |
| 10372 PRESTON DR | GARCIA GONZALO | \$460.00 | 4 |
| 10357 ALCAN ST | FLORES AMADO (LE) & DEODORA N & 10 | \$460.00 | 4 |

| | | | |
|-------------------------|--|----------|---|
| 10272 VALLE DEL SOL DR | HRP INTERNATIONAL LLC | \$448.50 | 4 |
| 10300 DYER ST | 101 AWM HOLDING LLC | \$492.50 | 4 |
| PID #S820-999-0010-1000 | SUN VALLEY RANCH HOMEOWNERS ASSOCIATION INC | \$741.50 | 4 |
| 10737 SUNSTONE ST | PRATT TIMOTHY W | \$563.00 | 4 |
| 10753 FORT WORTH ST | JEAN LYNDA | \$498.00 | 4 |
| 8037 ARVIN RD | RODRIGUEZ MARIA D C | \$312.50 | 7 |
| 1135 N ZARAGOZA RD | MARIO AYALA REAL STATE GROUP LLC | \$362.50 | 7 |
| 9133 TENANGO DR | PIZARRO JOSEFINA G | \$316.50 | 7 |
| 9635 VALLARTA DR | R & SONS BUILDERS | \$346.50 | 7 |
| 9349 SOCORRO RD | MCVAY ROSE M & FREDERICK J & 3 | \$507.25 | 7 |
| 9345 SOCORRO RD | MCVAY ROSE M & FREDERICK J & 3 | \$507.25 | 7 |
| 8404 WHITE AVE | ANGELOS TOM | \$367.50 | 7 |
| 8490 PADDLEFOOT LN | LOYA MARIA | \$319.00 | 7 |
| 401 RIVERSIDE DR | SULLIVAN E J & CELIA | \$428.00 | 7 |
| 3016 PIEDMONT DR | FERNANDEZ FRANCISCO | \$336.00 | 8 |
| 6320 SNOWHEIGHTS CT | AGUILAR CRISTINA D C | \$344.00 | 8 |
| 2411 N KANSAS ST | ARGENZUELA MANAGEMENT GROUP LLC | \$408.00 | 8 |
| 620 PARK ST | MC ELROY ARNOLD L | \$359.50 | 8 |
| PID #K216-999-0480-3700 | AVILA JAVIER E | \$359.50 | 8 |

RESOLUTION

WHEREAS, in accordance with Chapter 9.04 of the El Paso City Code, SKRH 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:

5468 Doniphan Dr, more particularly described as Tr 98-B (3.5239 Ac), S A & M G Rr Surv 267 Abst 179 Subdivision, City of El Paso, El Paso County, Texas, PID #X267-999-S00F-7600

to be \$561.50, 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 7th day of July, 2022, 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 ONE AND 50/100 DOLLARS (\$561.50) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leaser
Mayor

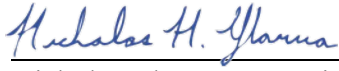
ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leeser, 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 LIONEL 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:

5655 Beacon Ave, more particularly described as Alameda Acres 7
& 8 (5760 Sq Ft), Block 3, Hughes S/D Blk 1 Subdivision, City of
El Paso, El Paso County, Texas, PID #H863-999-0030-1900

to be \$343.00, 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 19th day of September, 2018, 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 THREE AND 00/100 DOLLARS (\$343.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leoser
Mayor

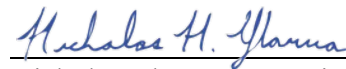
ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leeser, 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 LIONEL 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:

5655 Beacon Ave, more particularly described as Alameda Acres 7 & 8 (5760 Sq Ft), Block 3, Hughes S/D Blk 1 Subdivision, City of El Paso, El Paso County, Texas, PID #H863-999-0030-1900

to be \$299.75, 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 6th day of May, 2016, 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 TWO HUNDRED NINETY NINE AND 75/100 DOLLARS (\$299.75) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leeser, 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 LIONEL 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:

5655 Beacon Ave, more particularly described as Alameda Acres 7
& 8 (5760 Sq Ft), Block 3, Hughes S/D Blk 1 Subdivision, City of
El Paso, El Paso County, Texas, PID #H863-999-0030-1900

to be \$360.00, 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 April, 2021, 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 SIXTY AND 00/100 DOLLARS (\$360.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

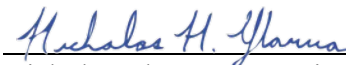
ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, VALDEZ MARIA, 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:

4943 Riley Ct, more particularly described as Lot 2026 (7020 Sq Ft), Block 79, Mountain View Subdivision, City of El Paso, El Paso County, Texas, PID #M851-999-0790-4600

to be \$2955.50, 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 16th day of February, 2021, 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 TWO THOUSAND NINE HUNDRED FIFTY FIVE AND 50/100 DOLLARS (\$2955.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, VALDEZ MARIA, 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:

4943 Riley Ct, more particularly described as Lot 2026 (7020 Sq Ft), Block 79, Mountain View Subdivision, City of El Paso, El Paso County, Texas, PID #M851-999-0790-4600

to be \$1166.00, 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 6th day of May, 2022, 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 ONE HUNDRED SIXTY SIX AND 00/100 DOLLARS (\$1166.00) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leoser
Mayor

ATTEST:

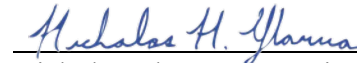
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, LOPEZ PATRICIA, 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:

4948 Riley Ct, more particularly described as Lot 2036 (7605 Sq Ft), Block 79, Mountain View Subdivision, City of El Paso, El Paso County, Texas, PID #M851-999-0790-9600

to be \$342.00, 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 February, 2021, 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 00/100 DOLLARS (\$342.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

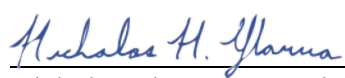
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, LOPEZ PATRICIA, 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:

4948 Riley Ct, more particularly described as Lot 2036 (7605 Sq Ft), Block 79, Mountain View Subdivision, City of El Paso, El Paso County, Texas, PID #M851-999-0790-9600

to be \$351.00, 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 April, 2022, 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 FIFTY ONE AND 00/100 DOLLARS (\$351.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeson
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, CHUDA PROPERTIES 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:

4508 Montana Ave, more particularly described as 90 Ft On Montana X 109.43 Ft Adj Waterworks (9720 Sq Ft), Unpl Hillside Subdivision, City of El Paso, El Paso County, Texas, PID #H596-999-0000-0100

to be \$559.00, 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 8th day of July, 2022, 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 FIFTY NINE AND 00/100 DOLLARS (\$559.00) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leiser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leeser, 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, LOPEZ GLORIA, 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:

3626 Hayes Ave, more particularly described as Lots 13 & 14 & E
1/2 Of 15 7500 Sq Ft, Block 126, Morningside Heights Subdivision,
City of El Paso, El Paso County, Texas, PID #M794-999-1260-4600

to be \$561.00, 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 14th day of July, 2022, 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 ONE AND 00/100 DOLLARS (\$561.00) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:

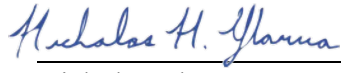
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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 ABIGAIL V & SALAZAR ALBERTO, 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:

8814 Mount Delano Dr, more particularly described as Lot 1246
(6235 Sq Ft), Block 51, Mountain View Subdivision, City of El
Paso, El Paso County, Texas, PID #M851-999-0510-3600

to be \$618.00, 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 23rd day of June, 2022, 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 EIGHTEEN AND 00/100 DOLLARS (\$618.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leaser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, PEREZ MACEDONIA, 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:

121 Tangier Pl, more particularly described as Lot 32, Block 16,
Sambrano Subdivision, City of El Paso, El Paso County, Texas, PID
#S052-999-0160-7600

to be \$814.00, 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 August, 2022, 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 EIGHT HUNDRED FOURTEEN AND 00/100 DOLLARS (\$814.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leecer
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Leslie B. Jean-Pierre
Assistant City Attorney

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 _____, 2023,
by Oscar Leeser, 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, BLOOM LURDES V S & CHOU BERTH, 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:

234 Cargill St, more particularly described as Lot 11 & N 11 Ft Of
12 & N 2 1/2 Of S 39 Ft Of E 111 Ft Of 12 (12237 Sq Ft), Park Side
Subdivision, City of El Paso, El Paso County, Texas, PID #P376-
999-0000-2800

to be \$450.50, 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 2nd day of August, 2022, 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 AND 50/100 DOLLARS (\$450.50) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leaser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, WRIGHT ARTIS, 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:

720 Santa Barbara Dr, more particularly described as Lot 3 (6588 Sq Ft), Block 10, Hervey Place Subdivision, City of El Paso, El Paso County, Texas, PID #H333-999-0100-1700

to be \$363.00, 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 August, 2022, 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 SIXTY THREE AND 00/100 DOLLARS (\$363.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leecer
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

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

Leslie B. Jean-Pierre
Assistant City Attorney

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ____ day of _____, 2023,
by Oscar Leaser, 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, ARCHIE WILLIE HARTSFIELD, 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:

4112 Loma Rosada Dr., more particularly described as Lot 24
(9471.72 Sq Ft), Block 32, North Hills #3 Subdivision, City of El
Paso, El Paso County, Texas, PID #N425-999-0320-2400

to be \$395.50, 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 19th day of March, 2021, 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 NINETY FIVE AND 50/100 DOLLARS (\$395.50) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leecer
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, CROSS EARL & EMMA, 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:

4501 Marissa Dr, more particularly described as Lot 1 9031.95 Sq
Ft, Block 24, Pleasant Hills #5 Subdivision, City of El Paso, El Paso
County, Texas, PID #P863-999-0240-0100

to be \$326.00, 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 23rd day of March, 2021, 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 SIX AND 00/100 DOLLARS (\$326.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leoser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, LLAMAS IRMA E, 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:

5721 Tropicana Ave, more particularly described as Lot 9 (6300 Sq Ft), Block 2, Sun Valley #1 Subdivision, City of El Paso, El Paso County, Texas, PID #S816-999-0020-2500

to be \$608.00, 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 August, 2021, 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 EIGHT AND 00/100 DOLLARS (\$608.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leoser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

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 _____, 2023,
by Oscar Leeser, 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, LLAMAS IRMA E, 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:

5721 Tropicana Ave, more particularly described as Lot 9 (6300 Sq Ft), Block 2, Sun Valley #1 Subdivision, City of El Paso, El Paso County, Texas, PID #S816-999-0020-2500

to be \$315.00, 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 9th day of April, 2021, 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 FIFTEEN AND 00/100 DOLLARS (\$315.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leoser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, RELIANT PROPERTIES 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:

5225 Saxon Dr, more particularly described as Lot 17 (8122 Sq Ft),
Block 20, Sun Valley #3 Subdivision, City of El Paso, El Paso
County, Texas, PID #S816-999-0200-1710

to be \$496.50, 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 June, 2022, 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 NINETY SIX AND 50/100 DOLLARS (\$496.50) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leoser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Assistant City Attorney

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 _____, 2023,
by Oscar Leeser, 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, GARCIA GONZALO, 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:

10372 Preston Dr, more particularly described as Lot 21, Block 10,
Sun Valley #2 Subdivision, City of El Paso, El Paso County, Texas,
PID #S816-999-0100-4100

to be \$460.00, 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 14th day of June, 2022, 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 SIXTY AND 00/100 DOLLARS (\$460.00) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leaser
Mayor

ATTEST:

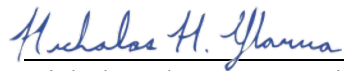
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, FLORES AMADO (LE) & DEODORA N & 10, 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:

10357 Alcan St, more particularly described as N 2 Ft Of 14 & S 59
Ft Of 15, Block 14, Sun Valley #2 Subdivision, City of El Paso, El
Paso County, Texas, PID #S816-999-0140-2900

to be \$460.00, 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 14th day of June, 2022, 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 SIXTY AND 00/100 DOLLARS (\$460.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leesser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

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

Leslie B. Jean-Pierre
Assistant City Attorney

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ____ day of _____, 2023,
by Oscar Leeser, 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, HRP INTERNATIONAL 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:

10272 Valle Del Sol Dr, more particularly described as Lot 1
(2156.00 Sq Ft), Block 1, Sun Valley Ranch Subdivision, City of El
Paso, El Paso County, Texas, PID #S820-999-0010-0100

to be \$448.50, 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 21st day of July, 2022, 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 FORTY EIGHT AND 50/100 DOLLARS (\$448.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, 101 AWM 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:

10300 Dyer St, more particularly described as Lot 1, Block 1,
Hutton Go Subdivision, City of El Paso, El Paso County, Texas, PID
#H954-999-0010-0100

to be \$492.50, 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 30th day of June, 2022, 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 NINETY TWO AND 50/100 DOLLARS (\$492.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:

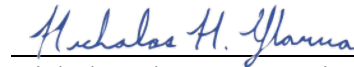
Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leeser, 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, SUN VALLEY RANCH HOMEOWNERS ASSOCIATION INC, 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 10 (31367.00 Sq Ft), Block 1, Sun Valley Ranch Subdivision,
City of El Paso, El Paso County, Texas, PID #S820-999-0010-1000

to be \$741.50, 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 20th day of July, 2022, 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 SEVEN HUNDRED FORTY ONE AND 50/100 DOLLARS (\$741.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:


Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, PRATT TIMOTHY W, 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:

10737 Sunstone St, more particularly described as Lot 33, Block 6,
Shearman #2 Subdivision, City of El Paso, El Paso County, Texas,
PID #S363-999-0060-6500

to be \$563.00, 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 13th day of July, 2022, 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 THREE AND 00/100 DOLLARS (\$563.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeson
Mayor

ATTEST:

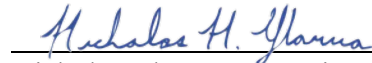
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leeser, 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, JEAN LYNDA, 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:

10753 Fort Worth St, more particularly described as Lot 4 (7700 Sq Ft), Block 2, Sarah Anne Park #2 Subdivision, City of El Paso, El Paso County, Texas, PID #S162-999-0020-0700

to be \$498.00, 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 12th day of July, 2022, 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 NINETY EIGHT AND 00/100 DOLLARS (\$498.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, RODRIGUEZ MARIA D C, 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:

8037 Arvin Rd, more particularly described as Tr 9, Sanders
Subdivision, City of El Paso, El Paso County, Texas, PID #S120-
999-0010-4100

to be \$312.50, 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 29th day of June, 2022, 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 TWELVE AND 50/100 DOLLARS (\$312.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, MARIO AYALA REAL STATE GROUP 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:

1135 N Zaragoza Rd, more particularly described as Tr 4-H (0.23 Ac) & Tr 5-B-2 (0.062 Ac) (0.292 Ac), Block 55, Ysleta Subdivision, City of El Paso, El Paso County, Texas, PID #Y805-999-055C-0402

to be \$362.50, 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 June, 2022, 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 SIXTY TWO AND 50/100 DOLLARS (\$362.50) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

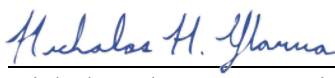
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, PIZARRO JOSEFINA G, 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:

9133 Tenango Dr, more particularly described as Lot 27, Block 13,
Colonia Del Valle Subdivision, City of El Paso, El Paso County,
Texas, PID #C732-999-0130-5300

to be \$316.50, 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 18th day of July, 2022, 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 SIXTEEN AND 50/100 DOLLARS (\$316.50) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, R & SONS BUILDERS, 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:

9635 Vallarta Dr, more particularly described as Lot 6, Block 10,
Colonia Del Prado Subdivision, City of El Paso, El Paso County,
Texas, PID #C729-999-0100-1100

to be \$346.50, 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 20th day of July, 2022, 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 SIX AND 50/100 DOLLARS (\$346.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leeser, 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, MCVAY ROSE M & FREDERICK J & 3, 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:

9349 Socorro Rd, more particularly described as Tr 13-A (02100 Ac), Block 47, Ysleta Subdivision, City of El Paso, El Paso County, Texas, PID #Y805-999-0470-1300

to be \$507.25, 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 24th day of June, 2022, 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 SEVEN AND 25/100 DOLLARS (\$507.25) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leiser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, MCVAY ROSE M & FREDERICK J & 3, 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:

9345 Socorro Rd, more particularly described as Tr 13-B (0.23 Ac),
Block 47, Ysleta Subdivision, City of El Paso, El Paso County,
Texas, PID #Y805-999-0470-1301

to be \$507.25, 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 24th day of June, 2022, 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 SEVEN AND 25/100 DOLLARS (\$507.25) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, ANGELOS TOM, 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:

8404 White Ave, more particularly described as Lot 16 Exc N 1.77
Ft (6300 Sq Ft), Long Horn Park Subdivision, City of El Paso, El
Paso County, Texas, PID #L647-999-0010-3100

to be \$367.50, 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 June, 2022, 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 SIXTY SEVEN AND 50/100 DOLLARS (\$367.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leiser
Mayor

ATTEST:


Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, LOYA MARIA, 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:

8490 Paddlefoot Ln, more particularly described as Lot 3 (4940.00 Sq Ft), Block 2, Prado Addition Subdivision, City of El Paso, El Paso County, Texas, PID #P881-999-0020-0300

to be \$319.00, 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 1st day of July, 2022, 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 NINETEEN AND 00/100 DOLLARS (\$319.00) 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

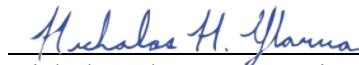
ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:


Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, SULLIVAN E J & CELIA, 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:

401 Riverside Dr, more particularly described as E 192.5 Ft Of N
185.18 Ft & W 68.99 Ft Of N 105 Ft Of Tr 1 Exc 0.062 Acre Nec
(40206 Sq Ft), Block B, Christy Subdivision, City of El Paso, El
Paso County, Texas, PID #C454-999-000B-0100

to be \$428.00, 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 18th day of August, 2022, 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 TWENTY EIGHT AND 00/100 DOLLARS (\$428.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leiser
Mayor

ATTEST:

Laura D. Prime
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Leslie B. Jean-Pierre
Assistant City Attorney

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 _____, 2023,
by Oscar Leaser, 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, FERNANDEZ FRANCISCO, 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:

3016 Piedmont Dr, more particularly described as Lots 17 & S 1/2
Of 18 (9000 Sq Ft), Block 109, Kern Place Subdivision, City of El
Paso, El Paso County, Texas, PID #K216-999-1090-6700

to be \$336.00, 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 14th day of June, 2022, 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 SIX AND 00/100 DOLLARS (\$336.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Leslie B. Jean-Pierre
Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:

Nicholas H. Ybarra
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 _____, 2023,
by Oscar Leaser, 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, AGUILAR CRISTINA D C, 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:

6320 Snowheights Ct, more particularly described as Lot 3 (11859 Sq Ft), Block 17, Coronado Country Club Ft Hills Subdivision, City of El Paso, El Paso County, Texas, PID #C809-999-0170-0700

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 8th day of July, 2022, 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 _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Leslie B. Jean-Pierre
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 _____, 2023,
by Oscar Leaser, 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, ARGENZUELA MANAGEMENT GROUP 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:

2411 N Kansas St, more particularly described as Lots 6 To 8 & 2
Ft Of 9 (9760 Sq Ft), Block 193, Alexander Subdivision, City of El
Paso, El Paso County, Texas, PID #A462-999-1930-2100

to be \$408.00, 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 16th day of June, 2022, 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 EIGHT AND 00/100 DOLLARS (\$408.00) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leesser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

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

Leslie B. Jean-Pierre
Assistant City Attorney

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on this ____ day of _____, 2023,
by Oscar Leaser, 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, MC ELROY ARNOLD L, 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:

620 Park St, more particularly described as S 27.1 Ft Of W 80 Ft Of
20, Block 52, Magoffin Subdivision, City of El Paso, El Paso
County, Texas, PID #M028-999-0520-9500

to be \$359.50, 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 12th day of August, 2022, 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 FIFTY NINE AND 50/100 DOLLARS (\$359.50) 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 _____, 2023.

CITY OF EL PASO:


Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Leslie B. Jean-Pierre
Assistant City Attorney



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 _____, 2023,
by Oscar Leaser, 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, AVILA JAVIER E, 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 14, Block 48, Kern Place Subdivision, City of El Paso, El Paso
County, Texas, PID #K216-999-0480-3700

to be \$359.50, 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 June, 2022, 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 FIFTY NINE AND 50/100 DOLLARS (\$359.50) 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 _____, 2023.

CITY OF EL PASO:

Oscar Leoser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Leslie B. Jean-Pierre
Assistant City Attorney

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 _____, 2023,
by Oscar Leaser, 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

July 18, 2023

| Address | Owner of Record | Amount | District |
|----------------------|--|------------|----------|
| 5468 DONIPHAN DR | SKRH LLC | \$561.50 | 1 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$343.00 | 2 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$299.75 | 2 |
| 5655 BEACON AVE | MARTINEZ LIONEL J | \$360.00 | 2 |
| 4943 RILEY CT | VALDEZ MARIA | \$2,955.50 | 2 |
| 4943 RILEY CT | VALDEZ MARIA | \$1,166.00 | 2 |
| 4948 RILEY CT | LOPEZ PATRICIA | \$342.00 | 2 |
| 4948 RILEY CT | LOPEZ PATRICIA | \$351.00 | 2 |
| 4508 MONTANA AVE | CHUDA PROPERTIES LLC | \$559.00 | 2 |
| 3626 HAYES AVE | LOPEZ GLORIA | \$561.00 | 2 |
| 8814 MOUNT DELANO DR | ESCOBAR ABIGAIL V & SALAZAR ALBERTO | \$618.00 | 2 |
| 121 TANGIER PL | PEREZ MACEDONIA | \$814.00 | 2 |
| 234 CARGILL ST | BLOOM LURDES V S & CHOU BERTH | \$450.50 | 2 |
| 720 SANTA BARBARA DR | WRIGHT ARTIS | \$363.00 | 3 |
| 4112 LOMA ROSADA DR | ARCHIE WILLIE HARTSFIELD | \$395.50 | 4 |
| 4501 MARISSA DR | CROSS EARL & EMMA | \$326.00 | 4 |
| 5721 TROPICANA AVE | LLAMAS IRMA E | \$608.00 | 4 |
| 5721 TROPICANA AVE | LLAMAS IRMA E | \$315.00 | 4 |
| 5225 SAXON DR | RELIANT PROPERTIES LLC | \$496.50 | 4 |
| 10372 PRESTON DR | GARCIA GONZALO | \$460.00 | 4 |
| 10357 ALCAN ST | FLORES AMADO (LE) & DEODORA N & 10 | \$460.00 | 4 |

| | | | |
|-------------------------|--|----------|---|
| 10272 VALLE DEL SOL DR | HRP INTERNATIONAL LLC | \$448.50 | 4 |
| 10300 DYER ST | 101 AWM HOLDING LLC | \$492.50 | 4 |
| PID #S820-999-0010-1000 | SUN VALLEY RANCH HOMEOWNERS ASSOCIATION INC | \$741.50 | 4 |
| 10737 SUNSTONE ST | PRATT TIMOTHY W | \$563.00 | 4 |
| 10753 FORT WORTH ST | JEAN LYNDA | \$498.00 | 4 |
| 8037 ARVIN RD | RODRIGUEZ MARIA D C | \$312.50 | 7 |
| 1135 N ZARAGOZA RD | MARIO AYALA REAL STATE GROUP LLC | \$362.50 | 7 |
| 9133 TENANGO DR | PIZARRO JOSEFINA G | \$316.50 | 7 |
| 9635 VALLARTA DR | R & SONS BUILDERS | \$346.50 | 7 |
| 9349 SOCORRO RD | MCVAY ROSE M & FREDERICK J & 3 | \$507.25 | 7 |
| 9345 SOCORRO RD | MCVAY ROSE M & FREDERICK J & 3 | \$507.25 | 7 |
| 8404 WHITE AVE | ANGELOS TOM | \$367.50 | 7 |
| 8490 PADDLEFOOT LN | LOYA MARIA | \$319.00 | 7 |
| 401 RIVERSIDE DR | SULLIVAN E J & CELIA | \$428.00 | 7 |
| 3016 PIEDMONT DR | FERNANDEZ FRANCISCO | \$336.00 | 8 |
| 6320 SNOWHEIGHTS CT | AGUILAR CRISTINA D C | \$344.00 | 8 |
| 2411 N KANSAS ST | ARGENZUELA MANAGEMENT GROUP LLC | \$408.00 | 8 |
| 620 PARK ST | MC ELROY ARNOLD L | \$359.50 | 8 |
| PID #K216-999-0480-3700 | AVILA JAVIER E | \$359.50 | 8 |



Legislation Text

File #: 23-956, 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

Museums and Cultural Affairs, Claudia Cardoza, (915) 212-1781

AGENDA LANGUAGE:

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

That the City of El Paso accepts, with gratitude, the donation from Linda and Juan Uribe, of the following: A donation of up to \$50,000.00 to the El Paso Museum of History to name the museum store/community gallery the "Juan and Linda Uribe Community Gallery".

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

AGENDA DATE: July 18th, 2023 (Consent)

CONTACT PERSON(S) NAME AND PHONE NUMBER: Claudia Cardoza (915) 212-1781

DISTRICT(S) AFFECTED: District 8

STRATEGIC GOAL: Goal 4: Enhance El Paso's Quality of Life through Recreational, Cultural & Educational Environments

SUBJECT:

That the City of El Paso accepts, with gratitude, the donation from Linda and Juan Uribe, of the following:

A Donation of up to \$50,000.00 to the El Paso Museum of History to name the museum store/community gallery the "Juan and Linda Uribe Community Gallery".

BACKGROUND / DISCUSSION:

City Council authorizes the acceptance of all donations \$50,000 and above. City Council adopted a Naming Policy for the El Paso Museum of History in 2007.

PRIOR COUNCIL ACTION:

On May 22, 2007, City Council adopted a policy for naming spaces at the El Paso Museum of History; and on July 25, 2017 City Council approved an amendment to the Naming Policy for the Museum; updating the gift guidelines.

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ☒ YES ☐ NO

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

DEPARTMENT HEAD:

Claudia Cardoza

Claudia Cardoza for Ben Fyffe

(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 City of El Paso accepts, with gratitude, the donation from Linda and Juan Uribe, of the following:

A Donation of up to \$50,000.00 to the El Paso Museum of History to name the museum store/community gallery the “Juan and Linda Uribe Community Gallery”.

That City Council also authorizes the City Manager to sign a Donation Agreement to delineate the responsibilities of the City and the Foundation in relation to this donation, as well as any necessary documentation, amendments to the Donation Agreement, and purchasing agreements required for this donation. Further, that the City Manager or designee is authorized to provide any authorizations described in the Donation Agreement. Further, that the City Council declares that the acceptance of this donation furthers the municipal goal of providing cultural opportunities to the residents and visitors of the City of El Paso and aids in the operations of the Museums and Cultural Affairs Department.

APPROVED this _____ day of _____, 2023.

THE CITY OF EL PASO

Oscar Leaser,
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Danielle Escontrias
Danielle Escontrias
Assistant City Attorney

APPROVED AS TO CONTENT:

Claudia Cardoza
for Ben Fyffe, Managing Director
Cultural Affairs and Recreation



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-989, 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 Art Fierro, (915) 212-0006

AGENDA LANGUAGE:

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

Sharon S. Miles-Bonart to the Open Space Advisory Board by Representative Art Fierro, District 6.



Board Appointment Form

City Clerk


Submitted On:

Jul 11, 2023, 01:13PM MDT

| | |
|---|---|
| Appointing Office | Representative Art Fierro, District 6 |
| Agenda Placement | Regular |
| Date of Council Meeting | Tuesday, July 18, 2023 |
| Name of Board | Open Space Advisory Board |
| Agenda Posting Language | Reappointment of Sharon S. Miles-Bonart to the Open Space Advisory Board by Representative Art Fierro, District 6. |
| Appointment Type | Regular |
| List the nominee's qualifications to serve on this Board | Dr. Miles- Bonart has been a member of the Open Space Advisory Board along with the Borderland Mountain Bike Association. |
| Nominee Name | Sharon S. Miles-Bonart |
| Nominee Email Address | |
| Nominee Residential Address | |
| Nominee Primary Phone Number | |
| Which District does the nominee reside in? | District 1 |
| Does the appointee have a relative working for the City? | No |
| Has the appointee been a member of any other city boards? | OSAB 2017 to present |
| List all real estate owned in El Paso County | N/A |
| Previous Appointee | Sharon S. Miles-Bonart |
| Reason for Vacancy | Term Expired |
| Date of Appointment | July 18, 2023 |
| Term Begins On | July 01, 2023 |
| Term Expires On | June 30, 2027 |
| Term | 1st Term |
| Upload File(s) | Dr. Sharon S. Miles-Bonart Resume.docx |

Resumé

Sharon S. Miles-Bonart, Ph.D.



EDUCATION

Graduated El Paso High School: 1963

Bachelor of Science: Elementary Education, UTEP: 1968

Masters of Education, Guidance and Counseling, UTEP: 1980

Ph.D. in Education, Curriculum and Instruction, NMSU: 2001

COMMUNITY SERVICE

Frontera Land Alliance: Participated in the formation of this body

Discover El Paso: 1990s and 2016/2017

Member of Borderland Mountain Bike Association: Participated in events as support staff.

Environmental Advisory Committee, State Senator José Rodriguez: 2012 - present

Educational Advisory Committee, State Senator José Rodriguez: 2012 – present

Voter Registration Initiative: 2016 - 2017

Woman's Club of El Paso: Board of Directors: 2015-2017, 2022 - present (Grant coordinator,
Lead on Subsurface Minerals Legacy Project, and Lead on Archival Project)-

Women's Auxiliary for the University of Texas at El Paso 2016-2020

Woman's Depart of Greater El Paso Chamber of Commerce, Board of Managers: 2016-2023

Volunteer Grant Writer and Presenter for Center Against Sexual and Family Violence: 2017

Open Space Advisory Board: Chair, 2017-2019, 2020-2023

Save Lost Dog Trail Area Campaign/Project 915: Grass-roots land preservation initiative: 2018-
2020

PROFESSIONAL EXPERIENCE

Instructor, Child Development University of Phoenix: 2012-2013

Educational Diagnostician, El Paso Independent School District: 1986-2003, 2006-2001

Staff Development/ Instructional Services Specialist, El Paso Independent School District: 2003-
2006

Instructor, University of Texas at El Paso: 2001-2004

Instructor, New Mexico State University: 1999-2000

Special Education Teacher, Balmorhea, El Paso, and Ysleta: 1980-1986

First Grade Teacher, El Paso Independent School District: 1968-1970

INTERESTS

Connectivity for community and youth, Environmental advocacy, Educational advocacy, Healthy living. (Retirement affords me the opportunities to walk our dog, play with our cats, teach my grandchildren, and crochet blankets for the “B: Strong Foundation.”)



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-991, **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 Brian Kennedy, (915) 212-1002

AGENDA LANGUAGE:

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

Stephen Tures to the Open Space Advisory Board by Representative Brian Kennedy, District 1.



Board Appointment Form

City Clerk

Submitted On:

Jul 11, 2023, 11:56AM MDT

| | |
|---|---|
| Appointing Office | Representative Brian Kennedy, District 1 |
| Agenda Placement | Consent |
| Date of Council Meeting | Tuesday, July 18, 2023 |
| Name of Board | Open Space Advisory Board |
| Agenda Posting Language | Re-appointment of Stephen Tures to the Open Space Advisory Board by Representative Brian Kennedy, District 1. |
| Appointment Type | Regular |
| List the nominee's qualifications to serve on this Board | Mr. Tures is a Native El Pasoan, Boy Scout (rank of Life, numerous outdoor treks conservation projects), volunteer positions with Franklin Mountains Wilderness Coalition as well as volunteering with the Franklin Mountains State Park on trail development and improvement and the newly forming Franklin Mountains Friends, and has a desire to serve and give back to the people of El Paso. |
| Nominee Name | Stephen Tures |
| Nominee Email Address | |
| Nominee Residential Address | |
| Nominee Primary Phone Number | |
| Which District does the nominee reside in? | District 8 |
| Does the appointee have a relative working for the City? | N/A |
| Has the appointee been a member of any other city boards? | OSAB - Current |
| List all real estate owned in El Paso County | |
| Previous Appointee | Stephen Tures |
| Reason for Vacancy | Term Expired |
| Date of Appointment | July 18, 2023 |
| Term Begins On | July 01, 2023 |
| Term Expires On | June 30, 2027 |
| Term | 1st Term |
| Upload File(s) | Stephen Tures Resume.pdf |

Stephen Tures

Employment

Google, Inc - Mountain View, CA
Feb 2007 - Current

- **AV Platforms Lead (Manager)** - Oct 2022 until present
 - Newly promoted to management for a small group of engineers responsible for software development or partnership for a variety of software stacks, both internally and externally developed. Examples are AV control hardware used in approx 900 large auditoriums and even spaces, as well as bespoke bleeding-edge AV experience installations such as at the flagship NYC Pier 57 ([video](#)) among many others.
 - Technologies:
 - C#, Javascript, Typescript, Java, Go.
 - Partners
 - Key internal dev teams and also [Thinkwell Group](#), [Deeplocal](#), [Downstream](#).
- **Technical Operations Engineer** - May 2021 until Oct 2022
 - Technology Lifecycle Operations. Upon the completion of the GVC project, I moved to a team responsible for coordination and planning of deployed technologies that are primarily shared-use in nature. Examples are Videoconferencing Room Hardware, Hardware Vending Machines for technology accessories, etc. Lead the implementation of tools access control that affected all technical support organizations totaling approx 4500 support techs.
 - Technologies:
 - SQL (internal and external variants), Google Workspace tools, Google Meet.
- **Videoconferencing Systems Engineer** - July 2009 until May 2021
 - Co-founded an engineering team ("GVC") and was responsible for web application programming and customized appliance-like operating system used to build a custom, inexpensive videoconferencing devices. Averaged 6x cost savings over previous versions, added features not currently available with previous third-party videoconferencing units. Mentored new engineers as they were added to the project (team size >50 currently). **More info available upon request as I'm quite happy with the state of the project.**
 - GVC was the basis and shared design for the product publicly known as Gsuite Meeting Room Hardware.
 - Started and managed sysadmin team to maintain Google Talk / H.323 interop linux servers running a custom server binary.

- Responsible for serving 410k minutes of video calls per week.
 - Scaled initial server capacity from 50 concurrent users 400+ peak concurrent users.
 - Reduced global service latency from >600ms to 200ms or less which also improved on-time packet delivery and thus improved quality.
 - Generated playbook and other service owner best practices, mentored current team. Implemented alerts / monitoring.
- Technologies used:
 - Operating Systems: ChromeOS, Linux Ubuntu, Windows
 - Core Programming Languages and Standards
 - Python, Bash, Powershell / Batch Scripting, WebRTC, H.323 (videoconferencing spec, Google was largest single consumer of videoconferencing globally), Video concepts such as resolution, colorspace, framerate, codecs, etc. Networking Concepts such as STUN, ICE, RTP / RTCP (TCP/UDP). Security Concepts - implemented AES within project. Google Apps expert.
 - Extended Programming Skills (lesser interaction, readability)
 - Javascript / Closure / Proprietary Webdev Stack, Java
- Press and recognition for videoconferencing work:
 - *"Life As Google's CIO - Ben Fried explains the unique experience of... [building] a homegrown videoconferencing system."*
 - <https://www.informationweek.com/applications/life-as-googles-cio/d/d-id/1097089>
 - Q4/Q1 2011 Best Project, Corporate Engineering.
 - Q1 2011 Google Engineering Honorable Mention.
 - Honored to have twice presented project at company-wide meetings.
- **IT Field Technician** - Google - Feb 2007 to July 2009
 - San Francisco office. IT lead for opening office now home to over 5000 Googlers. Mentored total of six technicians, developed hybrid support model currently used today at SF and Youtube offices.
 - Field Tech Data Recovery. Founded 20% team composed of four engineers focused on improving data recovery techniques. Developed, tested, documented and evangelized new techniques to global IT Field Tech team, saved >\$100k in unnecessary third-party data recovery.
 - Doubleclick Merger team. Responsible for audit and migration of all pre-existing Doubleclick corp software licenses to Google ownership. Developed and canaried San Francisco office user migration techniques to be used at larger office migrations.
 - Desktop Support Knowledge Base. Collaborated with select techs to migrate pre-existing Knowledge Base to Google Sites. Audited and categorized articles, developed article peer review workflow.
 - Android Testing. Selected for Q/A test group for 5 pre-release Android devices.
 - Recognition: two promotions in four years worked, 25 peer recognition awards which approval from manager.
 - I've interviewed ~110 candidates for various positions in Google.
 - Technologies Used:
 - Operating Systems: Windows XP,Vista, Win7. OS X 10.4, 10.5, 10.6.

Engineering environment (customized versions of Ubuntu 6.06, 8.04, 10.04 - desktop, server and laptop), RHEL, Google-proprietary OS and hardware, W2K, W2K3 and W2K8 server.

- Software: MS Office (Word, Excel, Powerpoint, Outlook, Exchange), Adobe Photoshop, PDF authoring, InDesign, Dreamweaver, Google Apps, numerous open-source apps such as OpenOffice, Gnu Image Manipulation Program, Audacity, Videoconferencing, many others.
- Smartphones: Android, Iphone, Blackberry, WinMo.
- Networking: OSI fundamentals, TCP, RTP, Multicast, etc.
- Security: GSEC Silver Certified. Application-level, OS, Networking, Cryptography (AES, SSL, others), authentication, etc.

University of San Francisco - School of Law
July 2001 – Feb 2007

Technical Support Specialist

- Wide variety of IT responsibilities (primarily win client / server). Detail Available upon request.

June 1999 – August 1999
Aii Technologies / IBM - El Paso TX

Laptop Repair Technician

- Hardware repair of new IBM Thinkpad Laptops that did not pass factory inspection.

1999 - Ongoing

Audio Production / Audio Mastering

- Freelance mixing and finalized music tracks for CD and Internet distribution.
 - Software and Hardware Used:
 - Sony Vegas, Sony Acid, Sony Sound Forge, CD Architect, Cubase SX, Ableton, Waves and many others.
-

Education

- University of San Francisco - 1998 – 2004 (part-time 2000-2004 due to full-time IT job)
 - Bachelor of Arts
 - Major - Media Studies / Electronic Media
 - Minor - Computer Science
- High School - Cathedral High School, El Paso TX - Graduated 1998
 - Born and raised in El Paso TX.
- The Recording Workshop - Summer 1997 - Chillicothe, OH
 - Audio engineering training and certification
- Certification: GIAC GSEC Silver

Misc

- Franklin Mountains:
 - Cleanup and trail maintenance of Ron Coleman trail with Cesar Mendez and other FMSP staff.
 - Transmountain roadside cleanup effort.
- Franklin Mountains Wilderness Coalition
 - Participation in activities and open space advocacy since 2017. Board member at large since approx late 2017.
- Future: Franklin Mountains Friends
 - I am driving the creation of a friends of Franklin Mountains State Park called 'Franklin Mountains Friends' 501.c3 organization that will help FMSP achieve various funding and project creation. Advocacy for this group is not permitted under TPWD rules.
- Scouting of America: Rank achieved: Life scout.
- Languages: Conversational Spanish.

Interests

Most of my interests are documented at <https://www.stevetures.com/>

- Hiking and Photography
 - I've enjoyed exploring and hiking in the West Texas / Southern NM region. I've taken many photos along the way. Some of my favorite photos (outdoor or otherwise) can be seen [here](#).
 - Computers
 - amateur audio / video compression, computer architecture, performance and 3d applications enthusiast, web development
 - Musician - guitar, bass, keyboard, vocals, drums, programming, recording.
 - More info: kyivradio.com
-

References

- Google - available upon request due to ongoing employment.
- Older employment references available upon request.



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-990, **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 Brian Kennedy, (915) 212-1002

AGENDA LANGUAGE:

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

Bruce Yetter to the Ethics Review Commission by Representative Brian Kennedy, District 1.



Board Appointment Form

City Clerk

Submitted On:

Jul 11, 2023, 12:15PM MDT

| | |
|---|---|
| Appointing Office | Representative Brian Kennedy, District 1 |
| Agenda Placement | Regular |
| Date of Council Meeting | Tuesday, July 18, 2023 |
| Name of Board | Ethics Review Commission |
| Agenda Posting Language | Appointment of Bruce Yetter to the Ethics Review Commission by Representative Brian Kennedy, District 1. |
| Appointment Type | Regular |
| List the nominee's qualifications to serve on this Board | Mr. Bruce Yetter is a Licensed Texas attorney since 10/22/1974. 48 years in the active practice of law in El Paso County. |
| Nominee Name | Bruce Yetter |
| Nominee Email Address | |
| Nominee Residential Address | |
| Nominee Primary Phone Number | |
| Which District does the nominee reside in? | District 1 |
| Does the appointee have a relative working for the City? | N/A |
| Has the appointee been a member of any other city boards? | No |
| List all real estate owned in El Paso County | |
| Previous Appointee | David Kern |
| Reason for Vacancy | Removed |
| Date of Appointment | July 18, 2023 |
| Term Begins On | February 21, 2022 |
| Term Expires On | February 20, 2024 |
| Term | Unexpired Term |
| Upload File(s) | Bruce Yetter.doc |

BRUCE YETTER

EDUCATION

Texas Tech University, School of Law

08/1971 to 05/1974; Doctor of Jurisprudence, May 11, 1974.

American Jurisprudence Award—Evidence (awarded for the highest grade in the class).

Charter Member of International Law Society, assisted in founding organization.

Phi Alpha Delta Legal Fraternity.

University of Texas at El Paso, School of Business

3.46 GPA; 08/1967 to 05/1971; Bachelor of Business Administration, May 29, 1971.

Men of Mines Honor, 1971.

Who's Who Among American Colleges and Universities, 1971.

Student Senator, 1969-1970.

President, Sardonyx Honor Society 1970-1971.

Wrestling Team Scholarship Recipient 1968-1969.

TKE Social Fraternity, 1968-1971.

PROFESSIONAL ADMISSIONS

All courts presently admitted to practice, giving dates of admission and current standing in each.

- [REDACTED] good standing.
- United States District Court for the Western District of Texas since 01/02/90; good standing.
- Not Board certified.

LAW PRACTICE

| | |
|--------------------|---|
| 01/2019 to 11/2022 | Assistant County Attorney, El Paso County Attorneys' Office, [REDACTED]. Hospital Legal Unit, Division Chief - Legal Officer for El Paso First Health Plans, Inc., a Medicaid and Medicare HMO who also performs Third Party Administration (TPA) services for two hospital systems, covering nearly 100,000 individuals (members). |
| 10/2007 to 01/2019 | Assistant County Attorney, El Paso County Attorneys' Office, [REDACTED]. Hospital Legal Unit, Division Chief - Legal Officer for El Paso First Health Plans, Inc., University Medical Center Foundation of El Paso, and El Paso Children's Hospital Foundation; Real Estate Attorney for University Medical Center of El Paso. |
| 04/2002 to 10/2007 | Assistant County Attorney, El Paso County Attorneys' Office, [REDACTED]. Senior Litigation Attorney for Child Protective Services Legal Unit (Not Board certified). |
| 10/2000 to 10/2007 | Arbitrator for Employee Appeals, <u>City of El Paso</u> (Not Board certified). |
| 10/1993 to 04/2002 | Bruce Yetter, <u>Attorney at Law</u> , sole practitioner, [REDACTED]. Counsel to numerous clients, both businesses and individuals. Areas of concentration: civil litigation, family law (Not Board certified.) |

- 07/1989 to 10/1993** Associate Attorney, Sidney J. Diamond, P.C., formerly at [REDACTED]. Commercial and personal bankruptcy practice (Not Board certified).
- 10/1983 to 07/1989** General Counsel & Senior Vice-President for Administrative Services, Columbia Engineering Corporation. Industrial and commercial mechanical and electrical construction contractor, active in over seven states throughout the western U. S.
- 06/1982 to 10/1985** Webster University, Ft. Bliss Campus, Adjunct Professor. Taught Legal Issues in Management and Labor Relations at the Master's Level.
- 02/1979 to 10/1983** General Counsel & Senior Vice-President for Administrative Services, Bowen Industries, Inc. Industrial mechanical construction contractor, active in over eight states throughout the western and southern U. S.
- 10/1974 to 02/1979** Assistant City Attorney, City of El Paso, Texas, [REDACTED]. Counsel for Police, Fire, Health, Human Resources, Civil Service Commission, Ad Valorem Tax, and Planning Departments, Convention and Visitors Bureau, and litigation.
- 08/1974 to 10/1974** Santiesteban, Kennedy & Martin Law Firm, Law Clerk while waiting for bar results.

PROFESSIONAL AND OTHER ACTIVITIES

Bar associations and legal professional societies:

- Texas Bar Association, 1974 to date; Healthcare Law, Government Law, Business Law, Family Law sections, current member.
- El Paso Bar Association; since 1986, Current Member.
- American Health Lawyers Association, 2007 to 01/2023.
- Texas District & County Attorneys' Association, 2002 to 1/2022.1
- American Bar Association, 1974 to 1990, former member.

Civic and other organizations and clubs:

- Ronald McDonald House Charities, 1996 to 2011.
 - President of the Board of Directors, 2006 to 2008
 - Program Committee Chairman 1999 to 2005
 - Member, Executive Board 1999 to 2009
 - Member, Board of Directors 1996 to present
- Cross of the Hills United Methodist Church, 1997 to 2004.
 - Former Member, Board of Trustees, Counsel.
- St. Jude's Children's Memorial Hospital, El Paso Chapter, 1994 to 1999.
- Downtown Lion's Club, Director 1981-82; former member.

OTHER BACKGROUND AND EXPERIENCE:

I have been a licensed attorney since 10/22/1974, over 48 years. My varied and extensive background in the practice of civil law gives me a broad view of the law, especially in a business and commercial setting. I have dealt with corporation counseling, human resource and labor matters, personal injury claims, commercial litigation, and debtors in bankruptcy, besides my experiences in family law. My temperament, life experiences, and problem-solving abilities have won me clients and friends who have been with me for years. I have a multi-dimensional background in both transactional law and litigation.

Until recently retiring from the El Paso County Attorney's Office Hospital Legal Unit in November, 2022, I had functioned as the Legal Officer for both El Paso First Health Plans, Inc. d/b/a El Paso Health (El Paso Health), a Texas private nonprofit, IRC Section 501(c)(4) private, nonprofit health maintenance organization (HMO), University Medical Center Foundation of El Paso and El Paso Children's Hospital Foundation (Foundations), both Texas private nonprofit, IRC Section 501(c)(3) charitable organizations, and as the real estate and special projects attorney for University Medical Center of El Paso (UMC). With both El Paso Health and the Foundations, I prepare and review contracts, render legal opinions, advise executive management and corporate directors on matters of governance and legal interpretations of federal, state, and local laws.

For El Paso Health, I handle any claims arbitrations, legal claims, and legal matters which arise from the operation of a Medicaid and Medicare HMO. Recently, El Paso Health has pursued and was awarded a Medicare Advantage contract from CMS. During my tenure, I have disposed of over 1,300 claims amounting to over \$5 million. I have assisted in the preparation of responses to RFPs with the Texas Health and Human Services Commission for additional lines of work. My client is the health care company affecting nearly 100,000 members, through all lines of work. I assist in the legal review of Third Party Administration (TPA) lines of work affecting over 6,000 members.

With the Foundations, I have assisted in the re-start of one and the new incorporation and startup of a subsidiary El Paso Children's Hospital Foundation and a Mexico charitable foundation for international projects (Fundacion de UMC de Mexico, IASP). The Foundations currently receive about \$5 million per year from the community and grantors.

With UMC I have assisted in the development of the real estate purchasing and leasing operations, and handled several transactions, including purchases of future building sites. Under my legal services, I have handled the acquisition of over 40 acres of commercial property for UMC, at a cost of \$19 million. Also for UMC, I have handled various special projects, including the UMC side of the assist of the startup of the El Paso Children's Hospital, the many supporting contracts for its operation, the UMC side of its financial challenges, and ultimately, assisting in the UMC creditor actions in the El Paso Children's Hospital Chapter 11 bankruptcy in 2015.

While with the El Paso County Attorney's Office, CPS Unit (2002 to 2007), I kept a case load of 100 to 120 active cases involving abused and/or neglected children. I work closely with the Texas Child Protective Services (CPS) caseworkers who were my client-representatives. I have conducted numerous bench trials and several jury trials to terminate parental rights or place children in safe home environments. I participated in the Family Drug Court as the County Attorney's legal representative. I assist in training Court Appointed Special Advocates (CASA) who function as guardian ad litem for the abused and/or neglected children. I have participated in presentations to CPS, Aliviane, school districts, and other organizations for training on CPS law.

For several years (approx. 2000 to 2007), I was one of three to four arbitrators for the City of El Paso, hearing termination and disciplinary appeals of Fire, Police and non-uniformed City employees.

In private practice (1993 to 2002), I handled many uncontested and contested divorces, from original pleadings to final orders, as well as child support and custody modifications. I handled a variety of civil jury trials, bench trials, alternate dispute resolutions, and appeals. I have dealt with issues of custody, property division, family violence, paternity and child support. Family law cases were about ½ of my practice. The other portion of my practice included a variety of civil litigation, corporate and business counseling and transactions.

My experience in bankruptcy practice (1989-1993), representing debtors, includes assisting in all phases of complex commercial bankruptcy cases, including Chapter 11 Reorganizations and Chapter 7 Liquidations. I would assist in the drafting of bankruptcy plans of reorganization, disclosure statements, adversary proceedings, preference actions, motion practice, and hearings. I had responsibility for commercial litigation and dispute resolution cases involving real property transfers, construction contract disputes, breaches of contract, and contract interference claims. I also had responsibility for appeals before the Provider Reimbursement Review Board for Medicare compensation of a medical facility. I had

responsibility for administrative supervision, including accounting department, employee relations, and insurances.

At Columbia Engineering Corporation (1983-1989), I was a senior management team member for a multi-million dollar industrial mechanical and electrical construction company operating as a general contractor throughout the Southwest and Western U.S., including Alaska. I had full responsibility for all administrative functions, including supervision of the accounting department, employee relations, EEO compliance, multi-state construction licensing, construction contract negotiations and management, and dispute resolution. My dispute resolution experience includes litigation, Board of Contract of Appeals, and Occupational Safety and Health Review Commission. I provided legal advice and counseling for senior management in all phases of operations, managed and coordinated with retained counsel on litigation and special matters. I was the custodian of and issuer of all common stock; maintained corporate board of directors' meeting minute book. I developed a strong background in contract negotiations and drafting complex multi-million dollar construction and services agreements with owners, vendors, and subcontractors in both public and private sectors. Representative construction projects include tertiary recovery systems, pumping stations, petroleum and chemical refineries, dam penstock replacement and renovation, irrigation systems and water pumping plants, copper smelters and refineries, silver, gold, copper, and lead mining operations, and commercial buildings.

I was an Adjunct Professor at the Master's program for Webster University (approx. 1982 to 1985). I taught "Legal Issues in Management" and "Labor Relations" to college graduates working on their Master's degrees at the Ft. Bliss, Texas campus.

While with Bowen Industries, (1979-1983), I was a senior management team member for this medium sized, full-service industrial and mechanical contractor operating throughout the Southwest U.S. I had full responsibility for multi-million dollar contract drafting, review, management and dispute resolution, employee relations, multi-state construction licensing, and all claims, both for and against the company. Representative projects include nuclear electrical power generating plant, pumping stations, master service agreement with major petroleum and chemical refineries and copper smelters, commercial buildings and ASME pressure vessel manufacturing, repair and modification.

While with the City of El Paso (1974-1979), I functioned as Chief Labor Counsel for the Mayor and City Council. I was a senior management staff member on City collective bargaining team with Fire and Police Bargaining Units. I had full responsibility for advising the Mayor and City Council and City department managers on all phases of employee relations programs, including both City and State Civil Service Commission appeals, Equal Employment Opportunity Commission investigations and complaints, Fair Labor Standards Act compliance and Affirmative Action Plan development, fire and police departments, various federal programs, and related municipal matters. I completed a three month training in labor-management relations in the public sector through the Federal Mediation and Conciliation Service (FMCS) with the City of New Haven, Connecticut. I was counsel to the directors of the Fire Department, Police Department, City-County Health Unit, Convention and Visitor's Bureau, Public Works, Building Inspection, Civil Service Commission, Tax Assessor/Collector, and others.



Legislation Text

File #: 23-955, 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) 212-1737

AGENDA LANGUAGE:

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

That the tax refunds listed on the attachment posted with this agenda be approved. 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. (See Attachment B)

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

AGENDA DATE: July 18, 2023
PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Maria O. Pasillas, (915) 212-1737

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:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

That the tax refunds listed on the attachment posted with this agenda be approved. 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. (See Attachment A)

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

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.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

Council has considered this previously on a routine basis.

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?

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ☒ YES ☐ NO

PRIMARY DEPARTMENT: Tax Office

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Maria O. Pasillas

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

TAX REFUNDS OVER THREE (3) YEARS

July 18, 2023

1. Lone Star Title, in the amount of \$448.82, made an overpayment on November 15, 2019 of 2019 taxes.
(Geo. # D465-999-0220-2500)
2. Western Heritage Bank, in the amount of \$722.73, made an overpayment on December 11, 2019 of 2019 taxes.
(Geo. # S618-999-000P-0700)

Laura D. Prine
City Clerk



Maria O. Pasillas, RTA
Tax Assessor Collector



1940 4079 A

email 6/2

MARIA O. PASILLAS, RTA
CITY OF EL PASO TAX ASSESSOR COLLECTOR
221 N. KANSAS, STE 300
EL PASO, TX 79901

MAY 31 2023

PH: (915) 212-0106 FAX: (915) 212-0107 Email: taxforms@elpasotexas.gov

DESERT VIEW CONSTRUCTION INC
7910 GATEWAY BLVD E STE 102
EL PASO, TX 79915-1810

8
t3yrs

| | |
|--|-------------------|
| Geo No. D465-999-0220-2500 | Prop ID 667199 |
| Legal Description of the Property BLK 22 DESERT SPRINGS #4 LOT 25 2228 THAWLINE PL 79911 | |
| OWNER: DEMPSEY SCOTT N & STEPHANIE S | |
| 2019 OVERAGE AMOUNT \$448.42 | |

448.82 ✓

1: CITY OF EL PASO, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER OF EL PASO, 18: CANUTILLO ISD

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: Lone Star T. Ho | | | |
| | Address: 7910 Gateway Blvd E, Ste 103 ✓ | | | |
| | City, State, Zip: EL Paso, TX 79915 | | | |
| | Daytime Phone No.: 915 591 8844 | | E-Mail Address: | |
| 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 |
| | Lone Star Company | 395799 | 11/15/19 | 1,805.18 |
| | 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: | | | |
| | <input type="checkbox"/> I paid this account in error and I am entitled to the refund. | | | |
| | <input checked="" type="checkbox"/> I overpaid this account. Please refund the excess to the address listed in Step 1. ✓ | | | |
| | <input type="checkbox"/> I want this payment applied to next year's taxes. | | | |
| | <input type="checkbox"/> 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.) | | | |
| | SIGNATURE OF REQUESTOR (REQUIRED) | | PRINTED NAME & DATE | |
| | Mary McCallum | | Mary McCallum | |
| TAX OFFICE USE ONLY: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied By: N.H. Date: 5-31-23 | | | | |



Internal Audit Office

MAYOR
Oscar Leeser

DATE: June 6, 2023

TO: Maria O. Pasillas, Tax Assessor/Collector

Edmundo S. Calderon

CITY COUNCIL

FROM: Edmundo S. Calderon, CIA, CGAP, CRMA, Chief Internal Auditor

District 1
Brian Kennedy

SUBJECT: Review of Tax Overpayment Refunds that Exceed Three Years

District 2
Alexandra Anello

The Internal Audit Office conducted a review of the Tax Overpayment Refunds that exceeded a three-year period. This engagement was accepted based on the engagement's potential to improve management of risks, add value, and/or improve the organization's operations (IIA 2010.C1). The work performed does not constitute an engagement conducted in accordance with Generally Accepted Government Auditing Standards (GAS 1.16). The observations and conclusions that are reported in this memorandum do not require Management responses.

District 3
Cassandra Hernandez

District 4
Joe Molinar

The following Tax Overpayment Refund that exceeded a three-year period was reviewed:

District 5
Isabel Salcido

LONE STAR TITLE

D465-999-0220-2500 \$448.82

District 6
Art Fierro

The Internal Audit Office reviewed the refund application, copies of cancelled checks or proof of payments. Attached is a list of days from the date the completed application was received by the Tax Office and sent to the Internal Audit Office for review. The Tax Office took 2 days to process the application received and send for review.

District 7
Henry Rivera

District 8
Chris Canales

Based on our review, the Tax Overpayment Refunds that exceeded a three-year period were determined to be appropriate to send to City Council for approval pursuant to Section 31.11 (c-1) of the Texas Tax Code.

CITY MANAGER
Tommy Gonzalez

cc: Cary Westin, Chief Transition Officer
Robert Cortinas, Deputy City Manager & Chief Financial Officer

Edmundo S. Calderon, CIA, CGAP, CRMA – Chief Internal Auditor
Internal Audit Office | 218 N. Campbell | El Paso, TX 79901
O: (915) 212-0069 | D: (915) 212-1365 | Email: calderones@elpasotexas.gov

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, Lone Star Title ("Taxpayer") has applied for a refund with the tax assessor for their 2019 property taxes that were overpaid on November 15, 2019 in the amount of \$448.82 for all taxing entities; and

WHEREAS, City Council may extend the deadline for the Taxpayer's application for the overpayment of the 2019 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 Lone Star Title showed a good cause to extend the deadline to apply for a refund of the overpayment of the 2019 taxes and the tax refund in the amount of \$448.82 is approved.

APPROVED this _____ day of _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

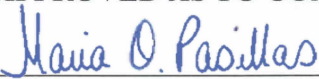
Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Maria O. Pasillas, RTA
Tax Assessor/Collector



TAX OFFICE
RECEIVED

FEB 23 2023

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

TVO ELP CONDO LP
221 N KANSAS ST FL 16
EL PASO, TX 79901-1443

| | |
|---|-------------------|
| Geo No. S618-999-000P-0700 | Prop ID 182558 |
| Legal Description of the Property STANTON 4433 CONDOMINIUMS BUILDING P #355 (1112.00 SQ FT) & .00568% UND INT IN COMMON AREA (3.4141 AC) 4433 STANTON ST-P355 OWNER: TVO ELP CONDO LP | |

2019 OVERAGE AMOUNT \$722.73

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: Western Heritage Bank | | | |
| | Address: 4849 N Mesa St | | | |
| | City, State, Zip: EL PASO, TX 79901 | | | |
| Step 2. Provide payment information. Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement. | Daytime Phone No.: 915-259-1830 | | E-Mail Address: mcedillos@westernheritagebank.com | |
| | Payment made by: | Check No. | Date Paid | Amount Paid |
| | Western Heritage Bank | 21416 | 12-11-2019 | \$722.73 |
| | 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: | | | |
| | <input type="checkbox"/> I paid this account in error and I am entitled to the refund. | | | |
| | <input checked="" type="checkbox"/> I overpaid this account. Please refund the excess to the address listed in Step 1. | | | |
| | <input type="checkbox"/> I want this payment applied to next year's taxes. | | | |
| Step 4. Sign the form. Unsigned applications cannot be processed. | This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below): | | | |
| | | | | |
| | 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.) | | | |
| | SIGNATURE OF REQUESTOR (REQUIRED) | | PRINTED NAME & DATE | |
| Marty Cedillos | | Marty Cedillos 02/23/2023 | | |

TAX OFFICE USE ONLY:



Approved



Denied

By:

NIA

Date:

2-23-23



Internal Audit Office

MAYOR
Oscar Leaser

DATE: March 15, 2023

TO: Maria O. Pasillas, Tax Assessor/Collector

CITY COUNCIL

FROM: Edmundo S. Calderon, CIA, CGAP, CRMA, Chief Internal Auditor

District 1
Brian Kennedy

SUBJECT: Review of Tax Overpayment Refunds that Exceed Three Years

District 2
Alexandra Anello

The Internal Audit Office conducted a review of the Tax Overpayment Refunds that exceeded a three-year period. This engagement was accepted based on the engagement's potential to improve management of risks, add value, and/or improve the organization's operations (IIA 2010.C1). The work performed does not constitute an engagement conducted in accordance with Generally Accepted Government Auditing Standards (GAS 1.16). The observations and conclusions that are reported in this memorandum do not require Management responses.

District 4
Joe Molinar

The following Tax Overpayment Refund that exceeded a three-year period was reviewed:

District 5
Isabel Salcido

| | | |
|-----------------------|--------------------|----------|
| WESTERN HERITAGE BANK | S618-999-000P-0700 | \$722.73 |
|-----------------------|--------------------|----------|

District 6
Art Fierro

The Internal Audit Office reviewed the refund application, copies of cancelled checks or proof of payments. Attached is a list of days from the date the completed application was received by the Tax Office and sent to the Internal Audit Office for review. The Tax Office took 8 days to process the application received and sent for review.

District 7
Henry Rivera

District 8
Chris Canales

Based on our review, the Tax Overpayment Refund that exceeded a three-year period was determined to be appropriate to send to City Council for approval pursuant to Section 31.11 (c-1) of the Texas Tax Code.

CITY MANAGER
Tommy Gonzalez

cc: Tomas Gonzalez, City Manager
Robert Cortinas, Deputy City Manager & Chief Financial Officer

Edmundo S. Calderon, CIA, CGAP, CRMA – Chief Internal Auditor
Internal Audit Office | 218 N. Campbell | El Paso, TX 79901
O: (915) 212-0069 | D: (915) 212-1365 | Email: calderones@elpasotexas.gov

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, Western Heritage Bank through TVO ELP Condo LP ("Taxpayer") has applied for a refund with the tax assessor for their 2019 property taxes that were overpaid on December 11, 2019 in the amount of \$722.73 for all taxing entities; and

WHEREAS, City Council may extend the deadline for the Taxpayer's application for the overpayment of the 2019 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 Western Heritage Bank through TVO ELP Condo LP showed a good cause to extend the deadline to apply for a refund of the overpayment of the 2019 taxes and the tax refund in the amount of \$722.73 is approved.

APPROVED this _____ day of _____, 2023.


CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Maria O. Pasillas, RTA
Tax Assessor/Collector

ATTACHMENT B

TAX REFUNDS OVER THREE (3) YEARS

July 18, 2023

1. Lone Star Title, in the amount of \$448.82, made an overpayment on November 15, 2019 of 2019 taxes.
(Geo. # D465-999-0220-2500)
2. Western Heritage Bank, in the amount of \$722.73, made an overpayment on December 11, 2019 of 2019 taxes.
(Geo. # S618-999-000P-0700)

Laura D. Prine
City Clerk



Maria O. Pasillas, RTA
Tax Assessor Collector



Legislation Text

File #: 23-954, 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) 212-1737

AGENDA LANGUAGE:

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

That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than \$2,500.00. (See Attachment C)

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

AGENDA DATE: July 18, 2023
PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Maria O. Pasillas, (915) 212-1737

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:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what?
Be descriptive of what we want Council to approve. Include \$ amount if applicable.

That the tax refunds listed on the attachment posted with this agenda be approved. This action would allow us to comply with state law which requires approval by the legislative body of refunds of tax overpayments greater than \$2,500.00. (See Attachment C).

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

Approve property tax overpayment refunds greater than \$2,500.00, per the Texas Property Tax Code, Sec. 31.11 – Refunds of Overpayments or Erroneous Payments.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

Council has considered this previously on a routine basis.

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?

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? _X_ YES ___ NO

PRIMARY DEPARTMENT: Tax Office
SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:


Maria O. Pasillas

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

TAX REFUNDS
July 18, 2023

1. Lorena Ortiz, in the amount of \$6,083.07 made an overpayment on February 27, 2023 of 2022 taxes.
(Geo. #A670-999-0040-1800)
2. Flowar Properties LLC, in the amount of \$4,031.02 made an overpayment on February 8, 2022 of 2021 taxes.
(Geo. #F607-999-0240-0100)
3. CoreLogic, in the amount of \$8,111.44 made an overpayment on December 20, 2021 of 2021 taxes.
(Geo. #T820-999-0630-1100)

Laura D. Prine
City Clerk



Maria O. Pasillas, RTA
Tax Assessor Collector

Credit card



CITY OF EL PASO
OFFICE JUN 28 2023

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

LORENA ORTIZ
1201 AIRWAY A1
EL PASO, TX 79925

OP ✓
+2500

| | |
|---|-------------------|
| Geo No. A670-999-0040-1800 | Prop ID 109095 |
| Legal Description of the Property 4 ARBOUR GREEN #1 LOT 18 (5842.28 SQ FT) 3232 MANNY AGUILERA DR | |
| OWNER: ORTIZ LORENA | |

2022 OVERAGE AMOUNT \$6,083.07 ✓

1: CITY OF EL PASO, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER OF EL PASO, 9: SOCORRO ISD

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: Lorena Ortiz | | | |
| | Address: 1201 Airway A-1 | | | |
| | City, State, Zip: El Paso TX 79925 | | | |
| Step 2. Provide payment information. Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement. | Daytime Phone No.: 915-630 6313 | | E-Mail Address: Cradlecrayons@aol.com | |
| | Payment made by: | Check No. | Date Paid | Amount Paid |
| | 1. Credit | 5216143 | 2/27/23 | 6083.07 |
| | 2. Credit | 5216021 | 2/27/23 | 6083.07 |
| 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: | | | |
| | <input checked="" type="checkbox"/> | I paid this account in error and I am entitled to the refund. ✓ | | |
| | <input type="checkbox"/> | I overpaid this account. Please refund the excess to the address listed in Step 1. | | |
| | <input type="checkbox"/> | I want this payment applied to next year's taxes. | | |
| Step 4. Sign the form. Unsigned applications cannot be processed. Edith Morales 7/13/23 | This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below): | | | |
| | | | | |
| | 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.) | | | |
| | SIGNATURE OF REQUESTOR (REQUIRED) | | PRINTED NAME & DATE Lorena Ortiz 6/28/23 ✓ | |
| TAX OFFICE USE ONLY: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied By: gme Date: 7/13/23 | | | | |



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

TAX OFFICE
RECEIVED
JUN 20 2023

FLOWAR PROPERTIES LLC
1200 E YANDELL
EL PASO, TX 79902

OP ✓
+2500

| | |
|---|-------------------------|
| Geo No. F607-999-0240-0100 | Prop ID 76089 |
| Legal Description of the Property 24 FRANKLIN HEIGHTS 1 TO 4 (12000 SQ FT) 1200 E YANDELL DR | |
| OWNER: FLOWAR PROPERTIES LLC | |

2021 OVERAGE AMOUNT \$4,031.02 ✓

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: <u>Flowar Properties LLC</u> | | | |
| | Address: <u>1200 E Yandell Dr</u> ✓ | | | |
| | City, State, Zip: <u>El Paso, Texas 79902</u> ✓ | | | |
| Step 2. Provide payment information. Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement. | Daytime Phone No.: <u>(915) 519-4213</u> | | E-Mail Address: <u>Property manager@flowarh.com</u> | |
| | Payment made by: | Check No. | Date Paid | Amount Paid |
| | <u>Echeck</u> | <u>4355885</u> | <u>2/8/22</u> | <u>4063.12</u> |
| | 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: | | | |
| | <input type="checkbox"/> | I paid this account in error and I am entitled to the refund. | | |
| | <input checked="" type="checkbox"/> | I overpaid this account. Please refund the excess to the address listed in Step 1. ✓ | | |
| | <input type="checkbox"/> | I want this payment applied to next year's taxes. | | |
| Step 4. Sign the form. Unsigned applications cannot be processed. | This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below): | | | |
| | 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.) | | | |
| | SIGNATURE OF REQUESTOR (REQUIRED) <u>[Signature]</u> | | PRINTED NAME & DATE <u>Kaleb Warnock 6/15/2023</u> ✓ | |

TAX OFFICE USE ONLY: ☒ Approved ☐ Denied By: NH Date: 6-20-23



TAX OFFICE
RECEIVED
JUN 15 2023

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

CORELOGIC
PO BOX 9205
COPPELL, TX 75019-9214

OP
+2500

| | |
|--|-------------------|
| Geo No. T820-999-0630-1100 | Prop ID 686882 |
| Legal Description of the Property BLK 63 TRES SUENOS #19 LOT 11 4605 CHRISTIAN AZCARATE ST 79938 | |
| OWNER: GALINDO FRANK & MEDRANO ALMA | |
| 2021 OVERAGE AMOUNT \$8,111.44 | |

1: CITY OF EL PASO, 6: COUNTY OF EL PASO, 7: EL PASO COMMUNITY COLLEGE, 8: UNIVERSITY MEDICAL CENTER OF EL PASO, 9: SOCORRO ISD

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: CoreLogic | | | |
| | Address: PO Box 9202 | | | |
| | City, State, Zip: Coppell, Texas, 75019 | | | |
| Step 2. Provide payment information. Please attach copy of cancelled check, original receipt, online payment confirmation or bank/credit card statement. | Daytime Phone No.: 800-225-4707 | | E-Mail Address: customerproductsupport@corelogic.com | |
| | Payment made by: | | Check No. | Date Paid |
| | CoreLogic | | | \$8,111.44 |
| | 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: | | | |
| | <input type="checkbox"/> | I paid this account in error and I am entitled to the refund. | | |
| | <input checked="" type="checkbox"/> | I overpaid this account. Please refund the excess to the address listed in Step 1. | | |
| | <input type="checkbox"/> | I want this payment applied to next year's taxes. | | |
| Step 4. Sign the form. Unsigned applications cannot be processed. | This payment should have been applied to other tax account(s) and/or year(s), escrow (listed below): | | | |
| | | | | |
| | 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.) | | | |
| | SIGNATURE OF REQUESTOR (REQUIRED) CoreLogic K. Vineetha | | PRINTED NAME & DATE k.vineetha & 6/15/2023 | |

TAX OFFICE USE ONLY:

☒ Approved

☐ Denied

By:

N.N.

Date:

6-16-23



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-949, 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.

Presentation and discussion on the Capital Improvement 3rd Quarter update.

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

AGENDA DATE: June 18, 2023
PUBLIC HEARING DATE: N/A

CONTACT PERSON(S) NAME AND PHONE NUMBER: Yvette Hernandez, P.E., City Engineer, 212-0065

DISTRICT(S) AFFECTED: ALL

STRATEGIC GOAL: 4: Enhance El Paso's Quality of Life through Recreational, Cultural, and Educational Environments

7: Enhance and Sustain El Paso's Infrastructure Network

SUBGOAL: N/A

SUBJECT:

Presentation and discussion on the Capital Improvement 3rd Quarter update.

BACKGROUND / DISCUSSION:

This presentation will provide an update on FY 2023 third quarter developments for active, programmed, and completed capital projects.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

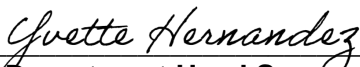
HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? ___ YES X NO

PRIMARY DEPARTMENT:

SECONDARY DEPARTMENT:

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

DEPARTMENT HEAD:



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



Legislation Text

File #: 23-950, 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, K. Nicole Cote, (915) 212-1092

Police, Interim Chief Peter Pacillas, (915) 212-4305

AGENDA LANGUAGE:

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

The linkage to the Strategic Plan is subsection 2.3 - Increase public safety operational efficiency.

Award Summary:

Discussion and action on the award of Solicitation 2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid) to Responsible Hospitality Institute for a two (2) year term for an estimated amount of \$95,000.00. This contract will provide recommendations for noise remediation standards and processes to maintain compliance, which include monitoring and reporting.

Contract Variance:

No variance, new contract.

| | |
|------------------------|--|
| Department: | Police |
| Vendor: | Responsible Hospitality Institute Scotts Valley, CA |
| Item(s): | All |
| Term: | 2 Years |
| Total Estimated Award: | \$95,000.00 |
| Account No.: | 321 - 522150 - 1000 - 21000 |
| Funding Source: | General Fund |
| District(s): | All |

This is a Request for Proposal, service contract.

The Purchasing & Strategic Sourcing and Police Departments recommend award as indicated to Responsible Hospitality Institute the highest ranked proposer based on evaluation factors established for this procurement.

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**

AGENDA DATE: July 18, 2023

PUBLIC HEARING DATE: NA

CONTACT PERSON(S) NAME AND PHONE NUMBER:

Peter Pacillas, Interim Chief, Police Department, (915) 212-4305
K. Nicole Cote, Managing Director, Purchasing & Strategic Sourcing, (915)
212-1092

DISTRICT(S) AFFECTED: All

STRATEGIC GOAL: 2 – Set the Standard for a Safe and Secure City

SUBGOAL: 2.3 – Increase public safety operational efficiency

SUBJECT:

The award of solicitation 2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid) to Responsible Hospitality Institute for a two (2) year term for an estimated amount of \$95,000.00. This contract will provide recommendations for noise remediation standards and processes to maintain compliance which include monitoring and reporting.

BACKGROUND / DISCUSSION:

This contract is to provide consulting services for the City of El Paso which has several informal, naturally occurring entertainment districts that have created a conflict with residential, commercial, and civic space. This has created a burden on the city and a demand for government resources, specifically geared towards enforcement. The City is interested in addressing the following Areas of Concerns:

- Quality of Life
- Public Safety
- Public and Civic Space
- Social/Economic Value and Marketing
- Transit and Mobility
- Sustainability

SELECTION SUMMARY:

Solicitation was advertised on March 7, 2023 and March 14, 2023. The solicitation was posted on City website on March 7, 2023. There was a total of fourteen (14) viewers online; two (2) proposals were received, none being local vendors. An inadequate competition survey was conducted.

CONTRACT VARIANCE:

No variance, new contract.

PROTEST

No protest received for this requirement.

PRIOR COUNCIL ACTION:

NA

AMOUNT AND SOURCE OF FUNDING:

Amount: \$95,000.00

Funding Source: 321 – 522150 – 1000 – 21000
 Account: General Fund

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES NO

PRIMARY DEPARTMENT: Police

SECONDARY DEPARTMENT: Purchasing & Strategic Sourcing

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

DEPARTMENT HEAD:

A/C Victor Zorua #1515 [Signature] 6-29-23
 for Peter Pacillas, Interim Chief, Police Department

**PROJECT FORM
(RFP)**

Please place the following item on the **CONSENT** agenda for the Council Meeting of **July 18, 2023**.

STRATEGIC GOAL 2 – Set the Standard for a Safe and Secure City

The linkage to the Strategic Plan is subsection 2.3 – Increase public safety operational efficiency

Award Summary:

The award of solicitation 2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid) to Responsible Hospitality Institute for a two (2) year term for an estimated amount of \$95,000.00. This contract will provide recommendations for noise remediation standards and processes to maintain compliance which include monitoring and reporting.

Contract Variance:

No variance, new contract.

| | |
|------------------------|--|
| Department: | Police |
| Vendor: | Responsible Hospitality Institute Scotts Valley, CA |
| Item(s): | All |
| Term: | 2 Years |
| Total Estimated Award: | \$95,000.00 |
| Account No.: | 321 – 522150 – 1000 – 21000 |
| Funding Source: | General Fund |
| District(s): | All |

This is a Request for Proposal, service contract.

The Purchasing & Strategic Sourcing and Police Departments recommend award as indicated to Responsible Hospitality Institute the highest ranked proposer based on evaluation factors established for this procurement.

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

CITY OF EL PASO RFP SCORESHEET

PROJECT: 2023-0406R Request for Proposal-El Paso Community Engagement (Re-Bid)

Evaluation of Submittal

Responsible Hospitality Institute
Scotts Valley, CALionheart Places, LLC
Austin, TX

MAX POINTS

Factor A - Proposal Cost

30

| | | | |
|----|-----------|----|------------|
| \$ | 95,000.00 | \$ | 200,000.00 |
| | 30.00 | | 14.25 |

Factor B - Experience – Comparable Contracts

30

| | |
|-------|-------|
| 17.60 | 20.00 |
|-------|-------|

Factor C - References

15

| | |
|-------|------|
| 18.00 | 0.00 |
|-------|------|

Factor D - Detailed timeline of Deliverables and Responsibilities

25

| | |
|-------|-------|
| 23.20 | 19.40 |
|-------|-------|

TOTAL SCORE

70

| | |
|-------|-------|
| 88.80 | 53.65 |
|-------|-------|

Rank

| | |
|---|---|
| 1 | 2 |
|---|---|



CITY OF EL PASO REQUEST FOR PROPOSALS TABULATION FORM



Solicitation Title: El Paso Community Engagement and Entertainment Districts (Re-Bid)

Solicitation #: 2023-0406R

Due Date: April 5, 2023

Department: Police Department

| BIDDER'S NAME: | LOCATION: | AMENDMENT(S) ACKNOWLEDGED: |
|--|-------------------|-------------------------------|
| Lionheart Places, LLC | Austin, TX | Yes |
| Responsilble Hospitality Institute | Scotts Valley, CA | Yes |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| RFPs SOLICITED: 412 LOCAL RFPs SOLICITED: 128 RFPs RECEIVED: 2 LOCAL RFPs RECEIVED: 0 NO BIDS: 2 | | |

NOTE: The information contained in this RFP tabulation is for information only and does not constitute actual award/execution of contract.

Approved: _____/s/_____

Date: 4/10/2023

2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid)

Viewers List
2023-0406R El Paso Community Engagement and Entertainment Districts (Re Bid)

| <u>No.</u> | <u>Participant Name</u> | <u>Response Status</u> | <u>City</u> | <u>State</u> |
|------------|---|------------------------|---------------|--------------|
| 1 | Lionheart Places, LLC | Unsubmitted | Austin | TX |
| 2 | Proscalar | Viewed | Austin | TX |
| 3 | WOFFORD TRUCK PARTS (TE EL PASO,LLC) | No Bid | EL PASO | TX |
| 4 | Bella Luna Engineering and Building Maintenance | Viewed | El Paso | TX |
| 5 | Blue Ops Security Services | Viewed | El Paso | TX |
| 6 | For The Brand Marketing LLC | Viewed | El Paso | TX |
| 7 | Jenny Solo | Viewed | El Paso | TX |
| 8 | Moreno Cardenas Inc. | Viewed | El Paso | TX |
| 9 | Team Sports Alliance (Team Alliance Sports LLC) | Viewed | El Paso | TX |
| 10 | Yoongli LLC | Viewed | El Paso | TX |
| 11 | Group Travel Consultants, Inc | No Bid | Orlando | FL |
| 12 | Neoteric Builders LLC | Viewed | Phoenix | AZ |
| 13 | m/Oppenheim Executive Search (MCAM LLC) | Viewed | San Francisco | CA |
| 14 | Responsible Hospitality Institute | Submitted | Scotts Valley | CA |



Purchasing & Strategic Sourcing Department

MAYOR

Oscar Leaser

To: Honorable Mayor and City Council Representatives

Thru: Robert Cortinas
Chief Financial Officer

CITY COUNCIL

District 1
Brian Kennedy

From: K. Nicole Cote
Managing Director

District 2
Alexandra Annello

Date: July 5, 2023

District 3
Cassandra Hernandez

Subject: Agenda Item 2023-0406R El Paso Community Engagement and Entertainment Districts (Re-Bid)

District 4
Joe Molinar

Procurement Information:

This is a new contract for El Paso Community Engagement and Entertainment Districts (Re-Bid). There were fourteen (14) views online, two (2) proposals were received, none coming from local suppliers. An Inadequate Competition Survey was conducted. No protest has been received for this requirement.

District 5
Isabel Salcido

We are recommending award to Responsible Hospitality Institute the highest ranked offeror based on the evaluation criteria for this solicitation.

District 6
Art Fierro

Background:

This contract is to provide consulting services for the City of El Paso which has several informal, naturally occurring entertainment districts that have created a conflict with residential, commercial, and civic space. This has created a burden on the city and a demand for government resources, specifically geared towards enforcement. The City is interested in addressing the following Areas of Concerns:

District 7
Henry Rivera

- Quality of Life
- Public Safety
- Public and Civic Space
- Social/Economic Value and Marketing
- Transit and Mobility
- Sustainability

District 8
Chris Canales

This was a re-bid solicitation. The initial request for proposal was advertised January 24, 2023 with a due date of February 22, 2023 with no responses. An inadequate competition survey was conducted without any responses. This re-bid was advertised March 7, 2023 with a due date of April 5, 2023.

INTERIM
CITY MANAGER
Cary Westin

For any Procurement related questions please contact: Paula Salas – Purchasing Agent (915) 262-9901 or SalasPX@elpasotexas.gov.



Legislation Text

File #: 23-856, 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, Luis Zamora, (915) 212-1552

AGENDA LANGUAGE:

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

An Ordinance changing the zoning of portion of Simeon Hart Survey No. 2 and the south ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, City of El Paso, El Paso County, Texas from M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) and G-MU (General Mixed Use), approving a master zoning plan, and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 1720 and 1820 W. Paisano Dr.

Applicant: Sami DiPasquale, Abara, Inc., PZRZ23-00005

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

AGENDA DATE: June 20, 2023
PUBLIC HEARING DATE: July 18, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora , (915) 212-1552

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 portion of Simeon Hart Survey No. 2 and the south ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, City of El Paso, El Paso County, Texas from M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) and G-MU (General Mixed Use), approving a master zoning plan, and imposing a condition. The penalty is as provided for in Chapter 20.24 of the El Paso City Code.

The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with *Plan El Paso*, the City's Comprehensive Plan.

Subject Property: 1720 and 1820 W. Paisano Dr.
Applicant: Sami DiPasquale, Abara, Inc., PZRZ23-00005

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone to allow a proposed mixed-use development. City Plan Commission recommended 5-1 to approve the proposed rezoning on May 4, 2023. As of June 13, 2023, the Planning Division has received one (1) email in opposition, with one (1) person present at the City Plan Commission hearing speaking in opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PORTION OF SIMEON HART SURVEY NO. 2 AND THE SOUTH ½ OF LOT 2, OLD FORT BLISS, 1720 W. PAISANO DRIVE AND 1820 W. PAISANO DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-2/H (HEAVY MANUFACTURING/HISTORIC) AND M-2 (HEAVY MANUFACTURING) TO G-MU/H (GENERAL MIXED USE/HISTORIC) AND G-MU (GENERAL MIXED USE), APPROVING A MASTER ZONING PLAN, AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of portion of Simeon Hart Survey No. 2 and the South ½ of Lot 2, Old Fort Bliss, 1720 W. Paisano Drive and 1820 W. Paisano Drive, City of El Paso, El Paso County, Texas, and as more particularly described by metes and bounds on the attached **Exhibit “A”** be changed from M-2/h (Heavy Manufacturing/historic) and M-2 (Heavy Manufacturing) to G-MU/h (General Mixed Use/historic) And 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 “B”** and the Master Zoning Report attached as **Exhibit “C”** incorporated herein for all purposes, 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 intensity of use generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City

Prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

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 _____, 2023.

(Signatures begin on following page)

THE CITY OF EL PASO

ATTEST:

Oscar Leeson
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

(Exhibits on the following pages)

ORDINANCE NO. _____
HQ 23-711 | 493517 | P&I
W. Paisano-G-MU/R-MU Rezoning Ordinance
RTA

PZRZ23-00005

Being a Portion of
Simeon Hart Survey No. 2,
City of El Paso, El Paso County, Texas
December 30, 2022

METES AND BOUNDS DESCRIPTION

1720 W. Paisano Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of a Portion of Simeon Hart Survey No. 2, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set ½ inch rebar at the southwest boundary corner of Simeon Hart Survey No. 2 and the common boundary corner of American Canal and Franklin Canal, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving along the common boundary line of American Canal and Simeon Hart Survey No. 2, North 21°11'00" West, a distance of 456.62 feet to a set ½ inch rebar for corner;

THENCE, continuing along the common boundary line of American Canal and Simeon Hart Survey No. 2, North 18°36'00" West, a distance of 68.54 feet to a set ½ inch rebar for corner at the common boundary corner of the American Canal, Simeon Hart Survey No. 2 and Hart Mill Road (20' R.O.W.);

THENCE, leaving said American Canal and along the southerly right of way line of Hart Mill Road, North 89°24'00" East, a distance of 268.66 feet to a set ½ inch rebar at the common boundary corner of the westerly right-of-way line of W. Paisano Drive (R.O.W. Varies) and the southerly right-of-way line of Hart Mill Road;

THENCE, leaving along said westerly right-of-way line W. Paisano Drive, South 26°39'42" East, a distance of 213.24 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 46°35'21" East, a distance of 134.12 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, North 02°39'00" East, a distance of 5.37 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 35°21'00" East, a distance of 8.00 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 46°51'00" East, a distance of 120.10 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

EXHIBIT "A"

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 55°31'00" East, a distance of 98.45 feet to a set ½ inch rebar for corner along said westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line W. Paisano Drive, South 00°29'00" West, a distance of 61.60 feet to a set ½ inch rebar for corner at the common boundary corner of W. Paisano Drive and Franklin Canal;

THENCE, leaving along said common boundary line of Franklin Canal and Simeon Hart Survey No. 2, South 82°42'30" West, a distance of 230.08 feet to a set ½ inch rebar for corner along said common boundary line;

THENCE, continuing along the common boundary line, North 85°03'00" West, a distance of 220.63 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 177,181.01 square feet or 4.0675 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
J:\M&B\2022\22-2800_1720 W. Paisano



EXHIBIT "A"

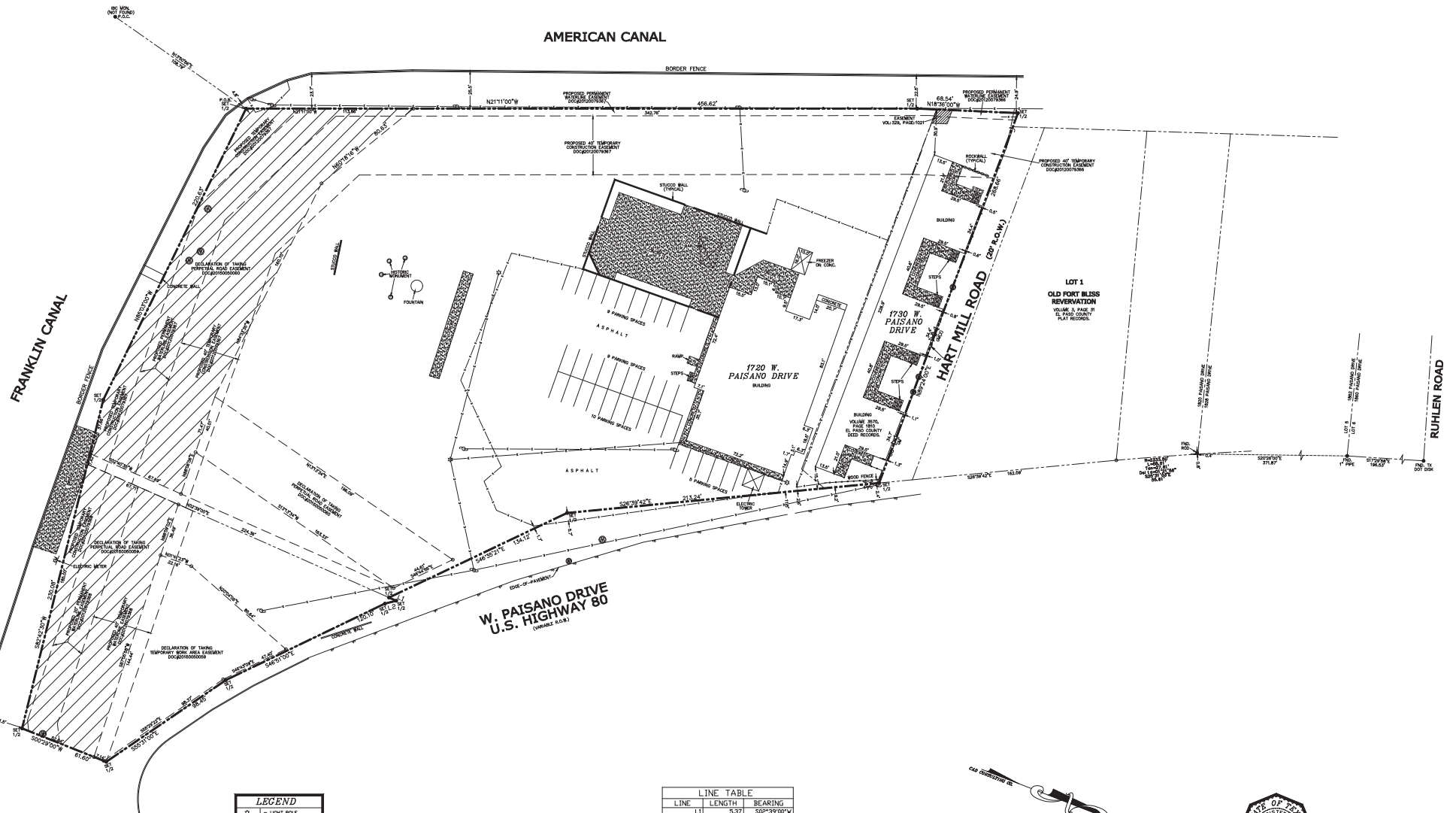
IMPROVEMENT SURVEY

BEING A PORTION OF SIMEON HART SURVEY NO. 2, CITY OF EL PASO, EL PASO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" HERETO AND MADE A PART HEREOF FOR ALL PURPOSES INTENDED, SAVE AND EXCEPT A PORTION THEREOF CONVEYED TO THE CITY OF EL PASO, IN WARRANTY DEED RECORDED IN VOLUME 920, PAGE 367, REAL PROPERTY RECORDS, EL PASO COUNTY, TEXAS.

CONTAINING: 177,181.01 SQ. FT. OR 4.0675 ACRES ±

RIO GRANDE

AMERICAN CANAL



| LINE TABLE | | |
|------------|--------|------------|
| LINE | LENGTH | BEARING |
| L1 | 5.37 | S02°39'00" |
| L2 | 8.00 | S35°21'00" |

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CONSULTING COMPANY
1790 N. LEE TREVINO DR. SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422

GRAPHIC SCALE








(IN FEET)
1 inch = 30 ft



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. 3960
CMI/A 10030350

| LEGEND | |
|---|--------------------|
|  | = LIGHT POLE |
|  | = WATER METER |
|  | = POWER POLE |
|  | = MANHOLE |
|  | = GAS METER |
|  | = FIRE HYDRANT |
|  | = OH ELECTRIC LINE |
|  | = SIGN |

NOTE(S):
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP
HEREON DESCRIBED TRACT LIES IN ZONE "C" & "AE"
FEDERAL FLOOD INSURANCE ACT, ARTICLE 1010, C. 14100 AS OF 1971

NOTE:
The above and except portion of Parcel 1 set out in Warranty Deed to the City of El Paso dated December 30, 1948 recorded in Volume 120, Page 367, Real Property Records, El Paso County, Texas, cannot be accurately shown. The point of beginning is not clearly set out in said deed. Further inquiries should be made with the City of El Paso or TxDOT to provide an accurate description of the property that was conveyed to ~~El Paso~~ U.S. Highway No. 80.

EXHIBIT "A"

Being The South 1/2 Portion of
Lot 2, Old Fort Bliss
City of El Paso, El Paso County, Texas
January 31, 2023

METES AND BOUNDS DESCRIPTION

1820 W. Paisano Drive
Exhibit "A"

FIELD NOTE DESCRIPTION of the South 1/2 Portion of Lot 2, Old Fort Bliss, City of El Paso, El Paso County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a found ½ inch rebar at the common boundary corner of Lots 1 and 2, Old Fort Bliss and the westerly right-of-way line of West Paisano Drive, same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, leaving said westerly right-of-way line and along the common boundary line of Lots 1 and 2, North 05°21'37" East, a distance of 224.41 feet to a set ½ inch rebar for corner along the common boundary line of Lot 2 and the American Canal;

THENCE, continuing along the common boundary line of American Canal and Lot 2, South 88°48'45" East, a distance of 54.90 feet to a set ½ inch rebar for corner at the common boundary corner of the American Canal and Lot 2;

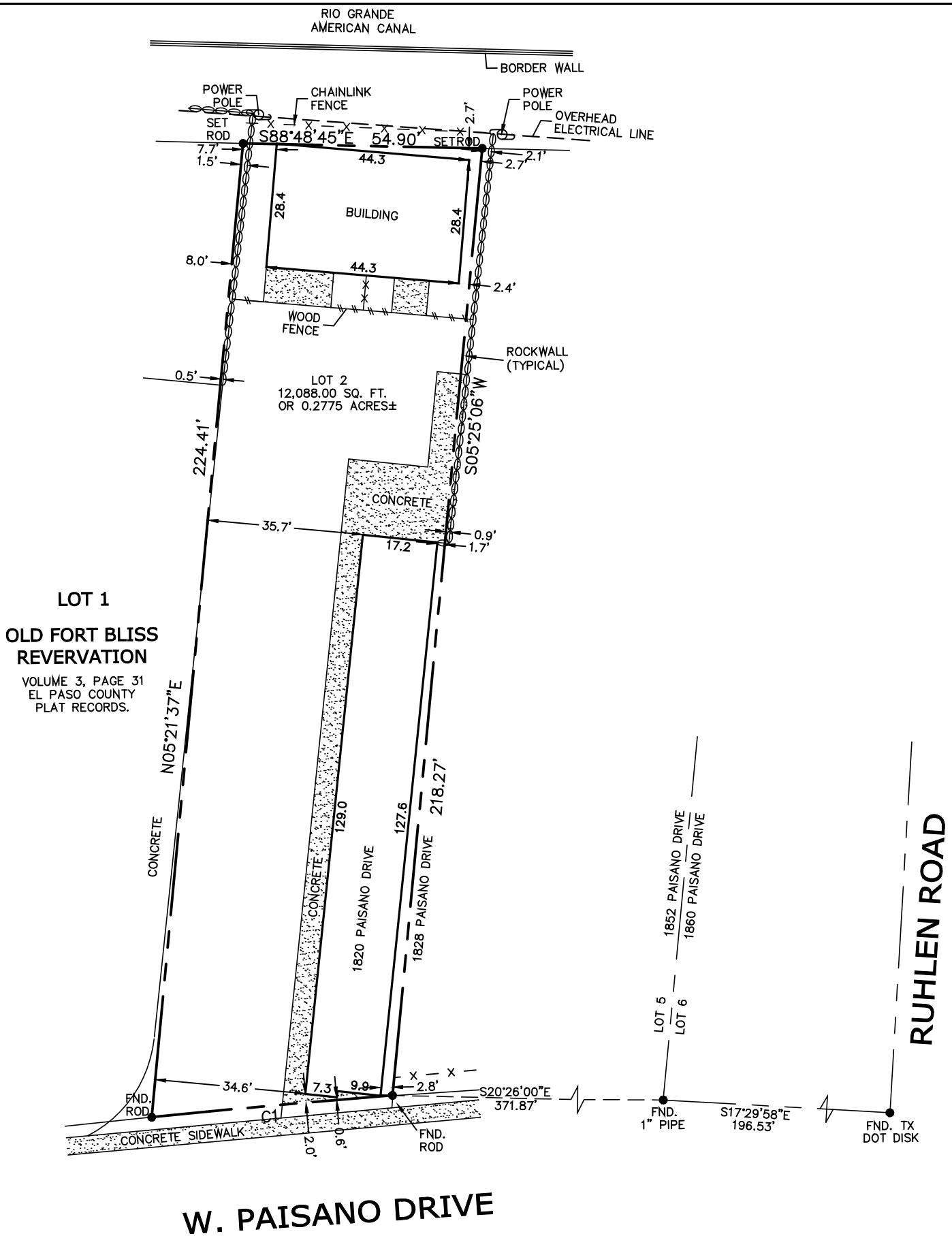
THENCE, leaving said American Canal, South 05°25'06" West, a distance of 218.27 feet to a found ½ inch rebar at the westerly right-of-way line of W. Paisano Drive;

THENCE, continuing along said westerly right-of-way line, 55.47 feet along the arc of a curve to the left whose radius is 2,333.50 feet, whose interior angle is 01°21'43", whose chord bears South 84°49'48" West, a distance of 55.47 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 12,088.00 square feet or 0.2775 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive, Suite 309
El Paso, Texas 79936
(915) 633-6422
J:\M&B\2022\22-2801_1820 W. Paisano



EXHIBIT "A"



CAD CONSULTING CO.

SCALE 1"=30'

COPYRIGHT © 2012

| CURVE TABLE | | | | | | |
|-------------|--------|---------|---------|-------|-------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
| C1 | 55.47 | 2333.50 | 27.74 | 55.47 | S84°49'48"W | 01°21'43" |

NOTE:
THIS SURVEY WAS
DONE WITHOUT THE
BENEFIT OF A
TITLE COMMITMENT.


SCALE 1"=30'

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CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS MADE ON THE GROUND AND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THERE ARE NO ENCROACHMENTS THEREIN AS SHOWN HEREON.

SHOWN HEREON.



CARLOS M. JIMENEZ
R.P.L.S. No. 3950

JOB # 22-2801 DATE: 12-30-2022 FIELD: JM OFFICE: JR FILE: NET:\JORGE\2022\22-2801

| | | | | | |
|-----------------|---|---------|---------------|-------|----------|
| LOCATED IN ZONE | C | PANEL # | 480214-0039-B | DATED | 10-15-82 |
|-----------------|---|---------|---------------|-------|----------|

RECORDED IN VOLUME 6 PAGE 52 , PLAT RECORDS, EL PASO COUNTY, TX

1820 W. PAISANDO DRIVE
THE SOUTH 1/2 OF LOT 2
OLD FORT BLISS
CITY OF EL PASO, EL PASO COUNTY, TEXAS



CONSULTING COMPANY
1790 LEE TREVINO DRIVE SUITE 309
EL PASO, TEXAS 79936
(915) 633-6422

FIRM# 10099300

PROJECT DATA

BORDERLAND APARTMENTS:
-BUILDING AREA: 3,291 S.F. +/-
-TOTAL LAND AREA: 12,088 S.F. OR .227 ACRES +/-
-BUILDING COVERAGE: 27.2%
-NO. OF MULTI-FAMILY UNITS: 9
-PARKING SPACES: 9

HACIENDA APARTMENTS:
-BUILDING AREA: 6,727 S.F. +/-
-TOTAL LAND AREA: 14,374.8 S.F. OR .33 ACRES +/-
-BUILDING COVERAGE: 46%
-MULTI-FAMILY UNITS: 6 (CURRENTLY); 6 (PROPOSED)
-PARKING SPACES: 0 OFF STREET; 13 ON STREET (HART ST)

ABARA HOUSE BORDERLAND CENTER:
-BUILDING AREA:
-8,807 S.F. +/- (HABARA & BORDERLAND CENTER)
-6,650 S.F. +/- (COURTYARD)
-7,500 S.F. +/- (ABARA OFFICES-NEW CONSTRUCTION)
-TOTAL LAND AREA: 162,043.2 S.F. OR 3.72 ACRES +/-
-BUILDING COVERAGE: 14%
-PARKING SPACES: 41 OFF STREET; 27 ON STREET (PAISANO ST)

LAND USES
ABARA HOUSE & BORDERLAND CENTER

-20.02.270 Convention center
-Nightclub, bar, cocktail lounge
-Restaurant, sit down
-20.02642 Office, Professional

COURTYARD
-20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION
-20.02.642 - Office, professional
-20.02.664 - Other retail establishment (low-volume)

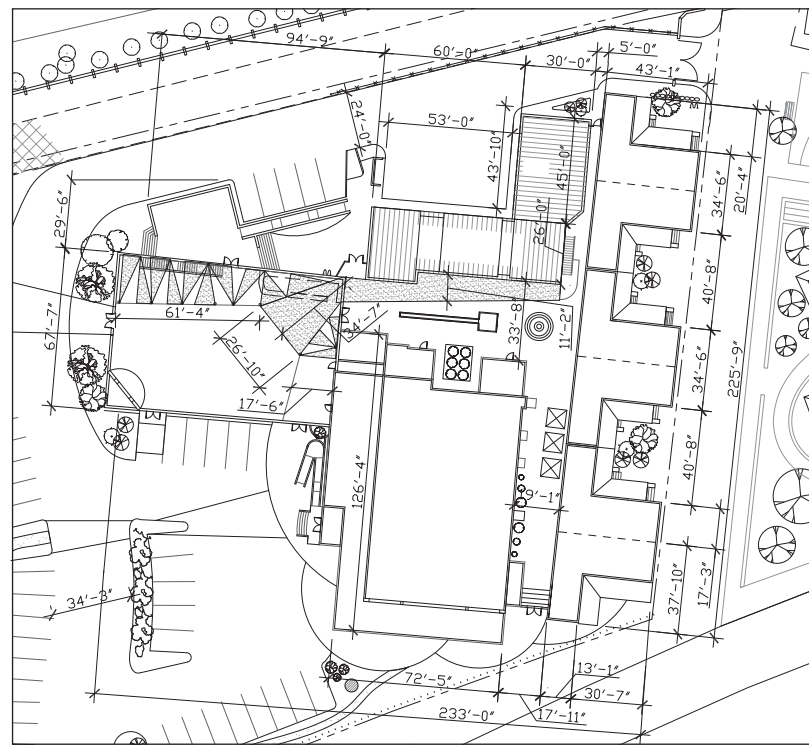
OPEN SUNKEN AMPHITHEATER
-20.02.648 Open Space

PARKING

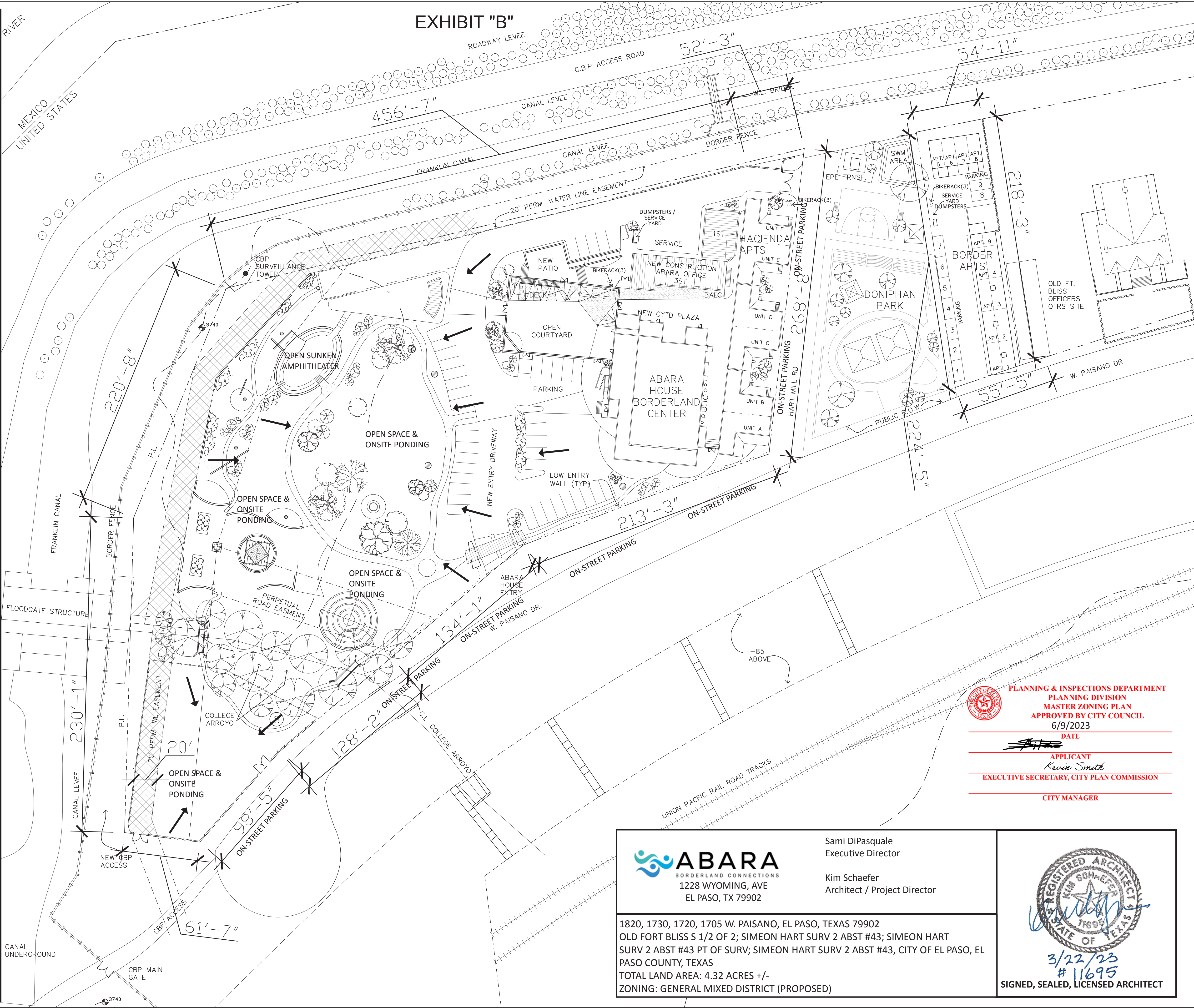
| NUMBER OF SPACES | SUBDISTRICTS | | | | TOTAL PER PARKING CATEGORY |
|--------------------|--------------|------|-------|-----|----------------------------|
| | SD1 | SD2 | SD3 | SD4 | |
| OFF STREET | 9 | 0 | 24 | 17 | 50 |
| ON STREET | 0 | 13** | 27*** | 0 | 40 |
| TOTAL PER DISTRICT | 9 | 13 | 51 | 17 | 90 |
| BICYCLE PARKING | 3 | 3 | 3 | 0 | 9 |

NOTES:
** PARKING ON ONE SIDE OF HART STREET (260' / 20')
*** ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

BUILDING DIMENSIONS



NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "C" & A6" COMMUNITY PANEL NO. 480214-0039-B, DATED 10-15-82
2. EASEMENTS WILL BE VACATED THROUGH SUBDIVISION PLAT. ANY STRUCTURES SHOWN ON MZP WILL BE REMOVED IF EASEMENTS AREN'T VACATED.
3. SITE PLAN PROPOSES NO SIDEWALKS—WILL BE COORDINATED DURING SUBDI-VISION PLAT.
4. STORMWATER WILL BE HANDLED THROUGH LOW-IMPACT DEVELOPMENT GREEN INFRASTRUCTURE STRATEGIES.
5. ON-STREET PARKING WILL BE COORDINATED WITH TXDOT.



PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL
6/9/2023
DATE
APPLICANT
Kevin Smith
EXECUTIVE SECRETARY, CITY PLAN COMMISSION
CITY MANAGER

ABARA
BORDERLAND CONNECTIONS
1228 WYOMING, AVE
EL PASO, TX 79902

Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

1820, 1730, 1720, 1705 W. PAISANO, EL PASO, TEXAS 79902
OLD FORT BLISS S 1/2 OF 2; SIMEON HART SURV 2 ABST #43; SIMEON HART SURV 2 ABST #43 PT OF SURV; SIMEON HART SURV 2 ABST #43, CITY OF EL PASO, EL PASO COUNTY, TEXAS
TOTAL LAND AREA: 4.32 ACRES +/-
ZONING: GENERAL MIXED DISTRICT (PROPOSED)

3/22/23
#11695
SIGNED, SEALED, LICENSED ARCHITECT

ABARA HOUSE MASTER ZONING PLAN

EXHIBIT "C"

ABARA HOUSE

MASTER ZONING PLAN

*Submitted to the City of El Paso Planning & Development Department
MARCH 22, 2023*



PLANNING & INSPECTIONS DEPARTMENT
PLANNING DIVISION
MASTER ZONING PLAN
APPROVED BY CITY COUNCIL

6/9/2023

DATE

APPLICANT

Kevin Smith

EXECUTIVE SECRETARY, CITY PLAN COMMISSION



CITY MANAGER



ABARA HOUSE

MASTER ZONING PLAN





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Section One: **Introduction**

ABARA HOUSE MASTER ZONING PLAN

INTRODUCTION

Abara, located in central El Paso, Texas, was formed as a response to global migration in a polarizing world, and to the many requests from people across the globe seeking an immersive experience of the actual conditions and migration issues on the US-Mexico border.

The mission of Abara is to inspire connections across divides on the US-Mexico border and beyond by providing a restorative space for learning, engagement, and action. Abara cultivates an environment to engage in hard conversations and intentional listening to the often unheard stories of the borderlands. Abara equips visitors to improve the lives of migrants in their home communities, and works toward narrative, systems and personal transformation.

Abara works in 3 primary areas:

BORDER ENCOUNTERS – Three-day listening trips designed to amplify diverse perspectives while providing context for the people and issues behind the immigration headlines.

BORDER RESPONSE – Responding to emerging needs on both sides of the border. This includes serving as a resource hub for the local migrant shelter network, documenting stories, collecting supplies, mobilizing volunteers, facilitating micro-enterprise training, and offering leadership care and respite support.

ABARA HOUSE – The culmination of Abara’s heart-beat involving whole property sustainable rehabilitation, new construction, and landscape renewal to create a beautiful Borderland Center.

Abara is a Semitic based word for crossing or river ford. It is the shallow place in a river that is a crossing in both directions, making Abara House the revitalization of a House of the Crossing for all.

THE PURPOSE OF THIS MASTER ZONING PLAN

Abara seeks to rezone four properties from M-2 (Manufacturing)-Historic to General Mixed-Used (GMU)-Historic. This document serves as the Master Zoning Plan (MZIP) to fulfill the requirement of 20.02.562:

“Master zoning plan” means the conceptual site plan and narrative proposal submitted with an application for a mixed-use zoning district (RMU, GMU or IMU), that, if approved by city council, sets out the zoning regulations for the mixed-use district. The master zoning plan must show the proposed uses, lot sizes, setbacks, height of buildings and design standards for the entire development.



The parcels are located on West Paisano and consist of 4.07 acres. Currently the properties are vacant with the exception of the parcel at 1820 West Paisano which includes several small apartments.



Section Two:

MZP Report

MZIP REPORT (SECTION 20.04.200 (5))

A written report shall accompany the MZIP that describes the purpose, characteristics, components and timing of the proposed mix of land use within the development, and includes a general statement of how the development relates to the city's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed use district to determine compatibility of such uses within the mixed-use district.

WHAT IS THE ABARA HOUSE PROJECT?

The Abara House project located at the historic La Hacienda restaurant is an innovative and sustainable redevelopment of two properties. Abara, a 501c3 nonprofit organization, serves migrant communities on both sides of the border and offers educational opportunities highlighting voices and conditions in the Ciudad Juarez/El Paso region and beyond.

These properties, located adjacent to the Border Fence on one of the most historically significant sites of any international border, will be transformed over the next five years into a **Borderland Center**. The vision is a restorative and welcoming place that invites people to form connections across divides, while serving as a hub for the ever-growing, peace-building community seeking to engage in justice and healing while walking alongside migrant and asylum-seeking neighbors.

The nearly four-acre site is the historic crossing below the original fall line of the Rio Grande River -- one of the oldest known crossings of the river and an ancient indigenous pathway predating the Spanish colonization in 1598. This crossing later became a part of the famed Spanish colonial era "El Camino Real de Tierra Adentro", or Royal Road of the Interior, connecting Mexico City to the city of Santa Fe, NM, the mission that became the capital of New Spain.

In the mid-19th Century (1858), Simeon Hart, originally from New York State, acquired the land and built

an adobe brick residence and grain mill (no longer in existence) on this site, creating a rich landscape of hospitality and "oasis" alongside the Rio Grande river in an otherwise dry and dusty land. Hart's Residence eventually became the regionally famed La Hacienda restaurant and bar with a much more utilitarian, partially paved landscape. The site also became the final location for multiple local, state, and national historic monuments and designations. Abara is planning through a restorative landscape design filled with gardens, shade, and flowing water, to recreate the oasis qualities of the former landscape in spaces designed to gather and honor the many voices that have crossed this land and continue to cross it.

VISION: To create a multi-use Borderland Center with urban gardens that serves as a central hub for learning, engagement, reflection and action. Abara House will engage the arts, culture, history, entertainment, and businesses across borders as we incorporate elements of food, hospitality, and enterprise including the following:

- **Cafe/Cantina:** coffee, food & drinks from regions experiencing instability .
- **Venue Space:** music, conferences, trainings, and celebrations especially in the outdoor courtyard and the historic La Hacienda building.
- **Marketplace:** handcrafted items for sale by migrants as an expansion of Abara's microenterprise program: Huellas.
- **Guesthouse:** a place to visit, stay and encounter the faces of the borderlands.
- **Gardens & Narrative Path:** create a renewed landscape of native plants and shade trees in an oasis-like environment. A narrative path of remembrance will guide guests through the story of the site, past historical markers and monuments with new installations that express the untold stories of the borderlands.

- **Outdoor Meeting Places:** a variety of spaces, courtyards, viewing terraces and decks formed by the buildings and plantings on the site.
- **History & Cultural Arts Space:** rotating history & art exhibits to explore the complexity of the borderlands.
- **Retreat Center & Border Chapel:** a sacred space for rest, study, and reflection.

Environmentally sustainable strategies will form the foundation of our redevelopment by focusing on water conservation, generating on-site renewable energy, sourcing local materials and labor, and recycling everything to create a place that is beautiful and restorative.

With the redevelopment of this remarkable historic site, Abara House will create new ways of “crossing” the Rio Grande in spite of the enormous barriers that separate each of us from one another.



WHY IS THIS SITE SO IMPORTANT?

Many cultures from ancient Indigenous communities to the Spanish colonists & Anglo settlers, Chinese laborers, enslaved African Americans and Buffalo Soldiers, Mexican families and Braceros, to the present day migrants, asylum seekers, and global refugees have crossed this land.

On this most neglected historical/cultural site of significance to both sides of the border, the Abara House property is the:

- Ancient, rocky & safe crossing point used for many millennium.
- Stop on **El Camino Real de Tierra Adentro** between Mexico City and present day Santa Fe NM.
- Campground or “paraje” of the **Paso del Norte** - the beginning of the El Paso/Juarez twin cities.
- Site designated as a High Potential Site by the **US National Park Service**, National Historic Trails office giving a priority to stewardship & restoration.
- Opportunity to reconnect to the greater **Camino Real** trail & historic preservation network on both sides of the border.
- Designated as an **UNESCO World Heritage Route** in Mexico with bi-national impact, with multiple sites along the way protected and being restored as historical and cultural landmarks & parks.
- Place to connect programmatically this site to other sections of the Camino Real trail in El Paso and to the **Chamizal National Memorial**.
- Future place of peace and healing to be preserved, celebrated and transformed.

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GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

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. 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.

1. General Design Principles. *These design principles shall serve 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.*

The Abara House Redevelopment meets the following Development & Building Perspectives:

A. Development Perspective.

1. 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.

Abara House will utilize the existing topography with very little grading or modifications. The redevelopment plan includes the reinstitution of the existing arroyo and utilizing Low Impact Development technologies for stormwater drainage. The site plan illustrates the Contemplative Gardens and Monument Walk that recreates the historic landscape into a sustainable and restorative oasis environment.

2. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The site is a historic property that has been over-

looked for many years. The project will revitalize one of the region's most historic and culturally significant sites utilizing existing infrastructure. This infill project will also include a new building, new courtyards, and renovated spaces.

3. 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.

Abara House will utilize the existing landscape--to include the arroyo--to reconnect this parcel to the existing surroundings. This includes recreating a connection to the Rio Grande, Ciudad Juarez, and the overall Paso del Norte region.

4. That neighborhoods be compact, pedestrian-friendly, and mixed use.

Project utilizes existing streets and parcel dimensions. The overall project envisions a mix of uses to include retail, residential, and office spaces. The proposed interior layout seeks to create pedestrian corridors that connect existing structures (Borderland Center and Hacienda Apartments) with the new construction of the Abara Office building, the Contemplative Gardens with Memorial Walk, and surrounding environments.

5. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

The project includes civic uses by reinvigorating the existing Doniphan Park which is directly adjacent to the Abara House project. The proposed mixed-uses include nonprofit, for-profit, institutional, commercial, and residential activities.

GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

6. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed site plan includes the Abara House, Contemplative Gardens and Monument Walk, Low Impact Development landscaping, the restoration of the arroyo, an Open Courtyard, and future landscaping underneath the Paisano overpass (still needs to be coordinated with TXDOT). And as stated, Doniphan Park will be reactivated with visitors, guests, employees, and staff of the Abara House.

7. That a development have sufficient size to accommodate the mixed-use concentration of uses.

The overall site is over 4 acres.

B. Building Perspective.

1. That the design of streets and buildings reinforce safe environments.

The project does not include any new streets and will utilize the existing infrastructure. The Hacienda and Border Apartments are street-oriented. The proposed landscaping that includes street trees and sidewalks create safe and pleasant pedestrian realms.

2. That architecture and landscape design grow from local climate, topography, history and building practice.

The site includes the historic Hacienda building which was the home of Simeon Hart. The project seeks to restore this building utilizing historic renovation best practices and to the US Secretary of the Interior Historic Preservation Rehabilitation Standards. New buildings will incorporate the Spanish and Pueblo style vernaculars but also include modern or contemporary insertions and art installations by regional and internationally known artists. Landscaping will include plant and tree palettes from the local climate. The project team is currently working with the Na-

tional Park Service and National Historic Trails office to ensure that the historic and cultural assets of the site are preserved and enhanced.

3. That public gathering spaces be provided in locations that reinforce community identity.

Abara House will be a gathering space for all residents and visitors of the Paso del Norte region. Once renovated, Abara House will serve as source of pride and community identity. The facilities will include open spaces and gardens, rental facilities for events, and a cultural learning center that will reinforce the historic and cultural significance of the El Paso-Ciudad Juarez border region.

4. That the preservation and renewal of historic buildings be facilitated.

The site sits on one of the oldest known crossing of the Rio Grande River and is an ancient indigenous pathway. In 1598 the Spanish colonization began with the crossing by Don Juan Onate. The crossing became part of the “Camino Real de Tierra Adentro”, or Royal Road of the Interior connecting Mexico City to modern-day Santa Fe, NM, the capitol of New Spain. Much of West Paisano drive and the railroad tracks are built on the original Camino route. The Abara House project seeks to celebrate this rich culture and history through the redevelopment of the site and renovation of the old Hacienda building.

5. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The existing facade of the historic Hacienda building will be kept in tact and currently faces Paisano Drive. The existing apartment buildings will also remain and both are street-oriented facing Hart Mill Road and Paisano Drive.

GENERAL DESIGN ELEMENTS

General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element 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 elements.

The Abara House Redevelopment meets the following General Design Elements:

1. A variety of housing types, jobs, shopping, services, and public facilities.
2. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
3. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
4. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
5. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmoni

ARCHITECTURAL OBJECTIVES

As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:

The Abara House Redevelopment meets the following Architectural Objectives:

1. Architectural compatibility.
2. Human scale design.
3. Integration of uses.
4. Buildings that relate to and are oriented toward the street and surrounding buildings.
5. Residential scale buildings in any mixed residential area.
6. Buildings that contain special architectural features to signify entrances to the mixed-use development.
7. Buildings that focus activity on a neighborhood open space, square or plaza.



PROPOSED TIMELINE and PHASING STRATEGY



PLAN EL PASO COMPATIBILITY



FUTURE LAND USE MAP (FLUM)

The Future Land Use Map from Plan El Paso designates the Abara House parcels as G-7 Industrial. Plan El Paso states the following regarding this FLUM designation:

This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be the potential for mixed-use redevelopment of the site.

The Abara House project will convert this currently M-2 (Historic) zoned parcel into a General Mixed Use (GMU) development. This rezoning would satisfy the FLUM by converting an obsolete industrial use into a robust and vibrant mixed-use redevelopment.



Abara House Project meets FLUM requirements.

PLAN EL PASO ELEMENTS



Live and Work Closer Together: By designing communities to reduce unnecessary travel, the road and transit networks will be better able to handle future growth.

Abara House proposes a mix of uses that include residential, commercial, office, and institutional. This will allow residents of the multi-family units to work and shop within walking distance to their homes.



Protect Historic Neighborhoods: El Paso's older neighborhoods are a source of great pride . . . Many of these older neighborhoods have suffered from disinvestment. However, if protected, these neighborhoods are poised to serve generations of new residents due to their central locations.

The various properties within this redevelopment project are in the Old Fort Bliss National historic district. Abara House will invest, protect, and promote this area as a newly revitalized project that enhances the region's history.



Restore Close Connections with Juarez: Juarez and El Paso have grown together nearly as a single city, even though divided by the unfortunate 19th century selection of the Rio Grande / Rio Bravo as the national border. The restoration of that closeness is a fervent dream of the citizens of both sides of the border.

The entire premise of the Abara House is to promote and celebrate the mutual connections, culture, and history with Ciudad Juarez. From a physical space perspective, Abara House's location directly on the border will serve to make these connections with the communities across the river.

An aerial photograph of a town, likely in a border region, with a prominent mountain in the background. A long border wall runs across the middle ground, separating the town from the foreground. In the foreground, there is a large, empty parking lot and a building with a red-tiled roof. The text "Section Three: MZP Regulations" is overlaid on the image.

Section Three: **MZP Regulations**

20.04.200 Master zoning plan.

A. Master Zoning Plan (MZIP).

As part of any zoning application for a mixed use district, a master zoning plan shall be required and shall accompany the application. The MZIP shall provide sufficient details necessary about the proposed land uses and proposed development so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

As part of the MZIP, an application may propose and delineate subdistricts. A subdistrict is a geographic subcomponent of a larger mixed use district. Its purpose is to enable the incremental measurement and reconciliation of maximum dwelling units, density and other data required in the MZIP to subsequent development. Where practical, a subdistrict's boundary should be consistent with natural geographic features, reflect man-made transitional barriers (such as roadways), or separate sharp changes in proposed land uses.

The Abara House contains four Subdistricts:

- Subdistrict 1: Border Apartments
- Subdistrict 2: Hacienda Apartments
- Subdistrict 3: Abara House / Borderland Center
(Includes Abara Offices—
New Construction)
- Subdistrict 4: Abara House Gardens

Submittal Requirements.

A. General Data Required for the Mixed Use District.

i. Legal description of area proposed to be developed or metes and bounds description of district;

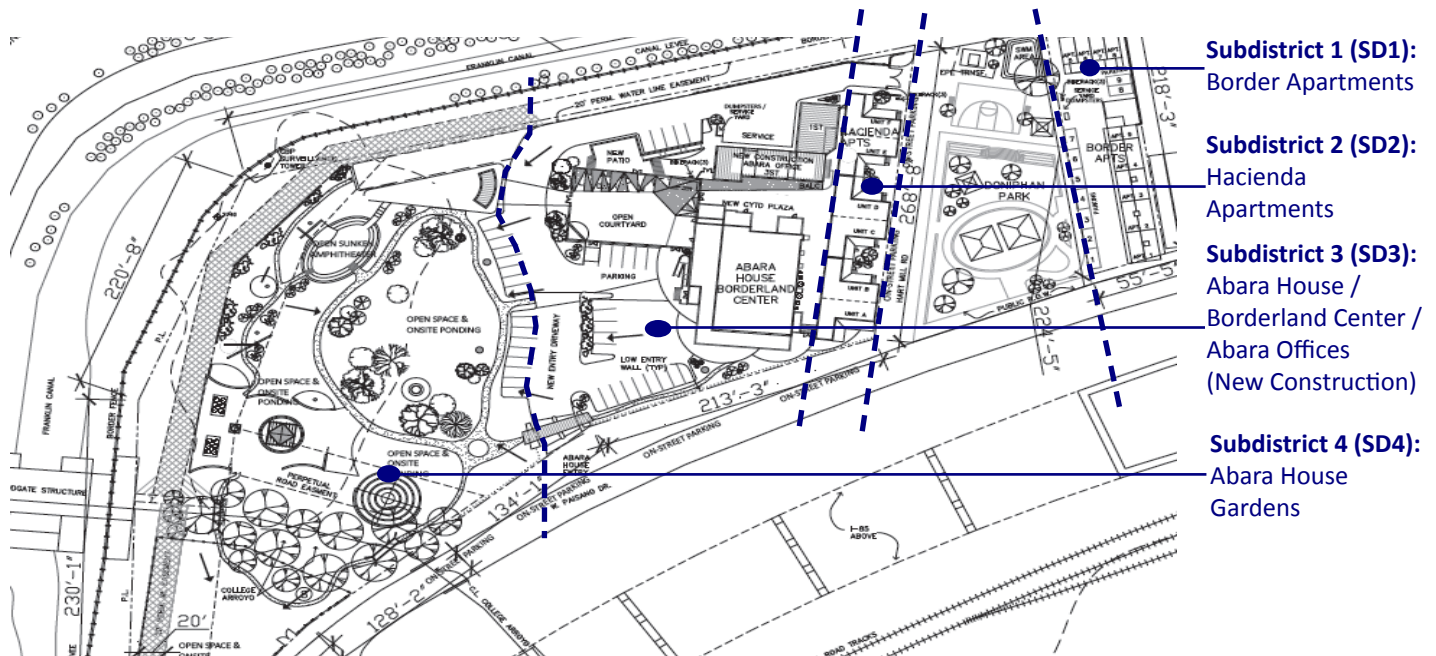
- Subdistrict 1: OLD FORT BLISS S 1/2 OF 2
- Subdistrict 2: SIMEON HART SURV 2 ABST #43
- Subdistrict 3: SIMEON HART SURV 2 ABST #43 PT OF SURV
- Subdistrict 4: SIMEON HART SURV 2 ABST #43

ii. Total acreage as depicted on a survey certified by a registered land surveyor;

- Subdistrict 1: .27 Acres
- Subdistrict 2: .33 Acres
- Subdistrict 3: 1.80 Acres
- Subdistrict 4: 1.92 Acres

iii. Maximum proposed total number of dwelling units for all residential land uses combined;

- Subdistrict 1: Nine (9)
- Subdistrict 2: Twelve 12
- Subdistrict 3: Zero (0)
- Subdistrict 4: Zero (0)



iv. Maximum proposed total floor area for all nonresidential land uses combined, expressed in square feet.

| | |
|---|----------------|
| Subdistrict 1: | Non Applicable |
| Subdistrict 2: | Non Applicable |
| Subdistrict 3: | 20,957 SQFT |
| -Abara House & Borderland Center: | 8,807 SQFT |
| -Courtyard: | 6,650 SQFT |
| -Abara Offices-New Construction: | 7,500 SQFT |
| Subdistrict 4: | |
| - Open Air Chapel Pavillion | 1,250 SQFT |
| - Chapel viewing terrace | 7,400 SQFT |
| - West viewing terrace with Shade Structure | 500 SQFT |
| -Terrace | 4,500 SQFT |
| - Open sunken amphitheater | 3,500 SQFT |

B. General Data Required for Each Proposed Subdistrict.

i. Total acreage

| | |
|-----------------|------------|
| Total Acreage: | 4.4 Acres |
| -Subdistrict 1: | .35 Acres |
| -Subdistrict 2: | .33 Acres |
| -Subdistrict 3: | 1.80 Acres |
| -Subdistrict 4: | 1.92 Acres |

ii. Maximum proposed total number of dwelling units for all residential land uses combined;

21 UNITS

iii. Maximum proposed floor area for all nonresidential land uses combined, expressed in square feet.

20,957 SQFT

C. Property Development Regulations Required per Subdistrict by Land Use Type.

i. Proposed acreages for each proposed land use, including parks, open space, buffer zones, trails and school sites (as applicable)

| | |
|----------------------|------------|
| Residential: | .68 Acres |
| Commercial & Office: | 1.80 Acres |

| | |
|-------------|------------|
| Park: | 0 Acres |
| Open Space: | 1.92 Acres |
| Schools: | 0 Acres |

ii. Minimum and maximum lot coverages

| | |
|----------------|-------------------|
| Subdistrict 1: | Min: 42% Max: 50% |
| Subdistrict 2: | Min: 21% Max: 50% |
| Subdistrict 3: | Min:26% Max: 50% |
| Subdistrict 4: | Min 20% Max: 50% |

iii. Minimum lot width

| | |
|--------------------|--------|
| Subdistrict 1: | 0 Feet |
| Subdistrict 2: | 0 Feet |
| Subdistrict 3 & 4: | 0 Feet |

iv. Minimum lot depth

| | |
|--------------------|--------|
| Subdistrict 1: | 0 Feet |
| Subdistrict 2: | 0 Feet |
| Subdistrict 3 & 4: | 0 Feet |

v. Minimum building setbacks:

Subdistrict 1:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | 0 Feet |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg height: | 35 Feet |
| a) Primary structure(s): | Two (2) |
| b) Accessory structure: | Zero (0) |

Subdistrict 2:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | 0 Feet |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg Height: | 35 Feet |
| a) Primary structure(s): | One (1) |
| b) Accessory structure: | Zero (0) |

Subdistrict 3:

| | |
|--|---------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | N/A |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg Height: | 35 Feet |
| New Construction: | 40 Feet |
| Second level open deck with shade covering above the Open Courtyard: | 35 Feet |

Subdistrict 4:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | N/A |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Maximum building height: | 35 Feet |
| a) Primary structure(s): | One (1) |
| b) Accessory structure: | Zero (0) |

vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land.

Subdistrict 1:

27 units per acre. Site currently has nine units. Proposed development plan does not include adding any additional units.

Subdistrict 2:

36 units per acre. Site currently has six units. Proposed development plan includes adding another six units on top of the existing units/structure.

viii. Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).

Subdistrict 3:

50% FAR

Subdistrict 4:

50%

TABLE OF PERMISSIBLE USES

| USES | SUBDISTRICTS | | | |
|---|--------------|-----|-----|-----|
| | SD1 | SD2 | SD3 | SD4 |
| ACCESSORY DWELLING UNIT | P | P | P | P |
| APARTMENT (5 OR MORE UNITS) | P | P | | |
| ART GALLERY | P | P | P | P |
| BAKERY | P | P | P | P |
| BALLROOM | | | P | |
| BANK | | | P | |
| BED AND BREAKFAST INN | P | P | P | P |
| BOOK STORE | P | P | P | P |
| BREAD MANUFACTURING | | | P | P |
| BREWERY | | | P | |
| CAFETERIA | | | P | P |
| CHURCH | P | P | P | P |
| CLINIC | P | P | P | |
| CONVENTION CENTER | | | P | P |
| CREDIT UNION | P | P | P | |
| DUPLEX | P | P | | |
| FARMER'S MARKET | P | P | P | P |
| FLOWER SHOP | P | P | P | P |
| HARVESTING | | | P | P |
| HOBBY STORE | P | P | P | P |
| ICE CREAM PARLOR | P | P | P | P |
| INFILL DEVELOPMENT OVERLAY | P | P | P | P |
| LIVE WORK FLEX UNIT | P | P | | |
| LOADING SPACES SERVING ANOTHER PROPERTY | P | P | P | P |
| MUSEUM | P | P | P | P |
| MUSIC STORE | P | P | P | P |
| NIGHTCLUB, BAR, COCKTAIL LOUNGE | | | P | P |
| OFFICE, BUSINESS | P | P | P | |
| OFFICE, PROFESSIONAL | P | P | P | |
| ONSITE PARKING | P | P | P | P |
| OPEN SPACE | | | P | P |
| OPEN SPACE (COMMON, PUBLIC, OR PRIVATE) | | | P | P |
| OTHER RETAIL ESTABLISHMENT (LOW-VOLUME) | P | P | P | P |
| PARKING REDUCTION | P | P | P | P |
| PARKING SPACES SERVING ANOTHER PROPERTY | P | P | P | P |
| PRINT AND COPY SHOP | P | P | P | P |
| PWSF (FACILITY MOUNTED) | P | P | P | P |
| PWSF (GROUND MOUNTED) | P | P | P | P |
| PWSF (ROOF MOUNTED) | P | P | P | P |
| RECREATION VEHICLE PARK | | | P | P |
| RESTAURANT (DRIVE IN OR WALK UP) | P | P | P | P |
| RESTAURANT (SIT DOWN) | P | P | P | P |
| SCHOOL (PRE-K-6) | P | P | P | P |
| SCHOOL SECONDARY | P | P | P | P |
| SCHOOL, ARTS & CRAFTS | P | P | P | |
| SOCIAL, FRATERNAL CLUB | P | P | P | P |
| SPECIALTY SHOP | P | P | P | P |
| STUDIO, DANCE | P | P | P | |
| STUDIO, PHOTOGRAPHY | P | P | P | |
| TEMPLE | | | P | P |
| THEATRE, PERFORMING | | | P | P |
| UNION HALL | | | P | |
| YOUTH ORGANIZATION | P | P | P | P |

PROPOSED USES FOR ABARA CENTER AS PER APPENDIX A**ABARA HOUSE & BORDERLAND CENTER**

- 20.02.270 – Convention Center
- Nightclub, bar, cocktail lounge
- Restaurant, sit down
- 20.02.642 Office, professional

COURTYARD

- 20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION

- 20.02.642 - Office, professional
- 20.02.664 - Other retail establishment (low-volume)

OPEN AIR CHAPEL

- 20.02.648 - Open space

CHAPEL TERRACE

- 20.02.648 - Open space

WEST VIEWING TERRACE

- 20.02.648 - Open space

TERRACE

- 20.02.648 - Open space

OPEN SUNKEN AMPHITHEATER

- 20.02.648 Open Space

PARKING DATA

PARKING CALCULATIONS BASED ON USE AND SQUARE FOOTAGE

| ABARA HOUSE AND BORDER LAND CENTER | | | | | |
|------------------------------------|----------------|-----------|-----------|-----------|------------|
| USES | SQUARE FOOTAGE | MINIMUM | MAXIMUM | PROVIDED | DIFFERENCE |
| CONVENTION CENTER | 3,557 | 6 | 9 | | |
| NIGHTCLUB, BAR, COCKTAIL LOUNGE | 2,200 | 15 | 22 | | |
| RESTAURANT (SIT DOWN) | 1,850 | 13 | 19 | | |
| OFFICE, PROFESSIONAL | 1,200 | 2 | 3 | | |
| TOTALS | 8,807 | 34 | 49 | 34 | 0 |

| ABARA OFFICES-NEW CONSTRUCTION | | | | | |
|---|----------------|-----------|-----------|-----------|------------|
| USES | SQUARE FOOTAGE | MINIMUM | MAXIMUM | PROVIDED | DIFFERENCE |
| OFFICE, PROFESSIONAL | 5,000 | 9 | 13 | | |
| OTHER RETAIL ESTABLISHMENT (LOW-VOLUME) | 2,500 | 7 | 10 | | |
| TOTALS | 7,500 | 16 | 23 | 34 | 18 |

| BORDER APARTMENTS | | | | | |
|-----------------------|--|---------------------|--|----------|------------|
| USES | | 9 UNITS REQUIRED | | PROVIDED | DIFFERENCE |
| ONE BEDROOM APARTMENT | | 9 | | 9 | 0 |

| HACIENDA APARTMENTS | | | | | |
|-----------------------|--|----------------------|--|----------|------------|
| USES | | 12 UNITS REQUIRED | | PROVIDED | DIFFERENCE |
| ONE BEDROOM APARTMENT | | 18 | | 13 | 5 |

| | | | | | |
|---------------------|--|-----------|-----------|-----------|-----------|
| GRAND TOTALS | | 77 | 94 | 90 | 13 |
|---------------------|--|-----------|-----------|-----------|-----------|

| | | | | | | |
|--|--|-----------|-----------|----------|----------|------------|
| BICYCLE PARKING SPACES REQUIRED | | 14 | 17 | 9 | 5 | 36% |
|--|--|-----------|-----------|----------|----------|------------|

%
REDUCTION
REQUEST

ABARA PROJECT PARKING SPACES

| | SUBDISTRICTS | | | | |
|--------------------|--------------|------|-------|-----|----------------------------|
| NUMBER OF SPACES | SD1 | SD2 | SD3 | SD4 | TOTAL PER PARKING CATEGORY |
| OFF STREET | 9* | 0 | 24 | 17 | 50 |
| ON STREET | 0 | 13** | 27*** | 0 | 40 |
| TOTAL PER DISTRICT | 9 | 13 | 51 | 17 | 90 |

NOTES:

* ONE PARKING SPACE PER UNIT

** PARKING ON ONE SIDE OF HART STREET (260' / 20')

*** ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

PARKING INFORMATION

The Abara Project will provide a total of 90 parking spaces both on-street and off-street. The table above summarizes the parking calculations based on the uses that Abara will utilize at inception. Abara is also providing nine (9) bicycle spaces. We are requesting a 36% reduction in bicycle parking.

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Section Four:

Development Plan

DEVELOPMENT PLAN DESCRIPTION

The design concept shows the site bisected by a new entry drive into an active area on the north side (to the right) and a more contemplative/restorative area on the southern half (to the left). The active area is centered on the renovation of the historic Hacienda into the new Abara Borderland Center. This property will include a refreshed outdoor courtyard with second floor deck, new construction, and renovation of the apartments on the north side all linked by new shaded courtyards. Parking and a service support area on the west side of the courtyard will handle vehicular access and deliveries to Abara House. New curvilinear terraces wrap around the historic Hacienda building, connecting entry points to the walled outdoor venue courtyards, new alley courtyards and the renovated La Hacienda Apartments featuring our Welcome Center, guest apartments and retail spaces.

The garden side to the left, is designed as a place of contemplation and gathering featuring desert gardens, an ecumenical chapel area, and direct access to the adjacent 18' high Border Fence. Viewpoints and seating areas, plus a small amphitheater, are connected by gravel pathways celebrating the historic monuments, and the stories, peoples and cultures that have traversed this historic site for millennia. A defined entry sequence and gateway to the Abara House campus will follow the eastern property line and feature low adobe walls and dignified plantings of native trees and desert landscaping.

Existing Conditions



PROJECT DATA

BORDERLAND APARTMENTS:

- BUILDING AREA: 3,291 S.F. +/-
- TOTAL LAND AREA: 12,088 S.F. OR .227 ACRES +/-
- BUILDING COVERAGE: 27.2%
- NO. OF MULTI-FAMILY UNITS: 9
- PARKING SPACES: 9

HACIENDA APARTMENTS:

- BUILDING AREA: 6,727 S.F. +/-
- TOTAL LAND AREA: 14,374.8 S.F. OR .33 ACRES +/-
- BUILDING COVERAGE: 46%
- MULTI-FAMILY UNITS: 6 (CURRENTLY); 6 (PROPOSED)
- PARKING SPACES: 0 OFF STREET; 13 ON STREET (HART ST)

ABARA HOUSE BORDERLAND CENTER:

- BUILDING AREA:
- 8,807 S.F. +/- (HABARA & BORDERLAND CENTER)
- 6,650 S.F. +/- (COURTYARD)
- 7,500 S.F. +/- (ABARA OFFICES-NEW CONSTRUCTION)
- TOTAL LAND AREA: 162,043.2 S.F. OR 3.72 ACRES +/-
- BUILDING COVERAGE: 14%
- PARKING SPACES: 41 OFF STREET; 27 ON STREET (PAISANO ST)

LAND USES

ABARA HOUSE & BORDERLAND CENTER

- 20.02.270 Convention center
- Nightclub, bar, cocktail lounge
- Restaurant, sit down
- 20.02642 Office, Professional

COURTYARD

- 20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION

- 20.02.642 - Office, professional
- 20.02.664 - Other retail establishment (low-volume)

OPEN SUNKEN AMPHITHEATER

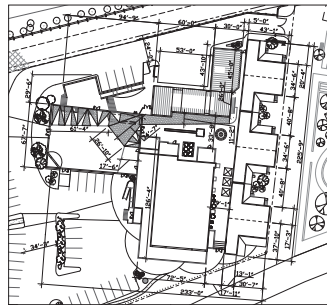
- 20.02.648 Open Space

PARKING

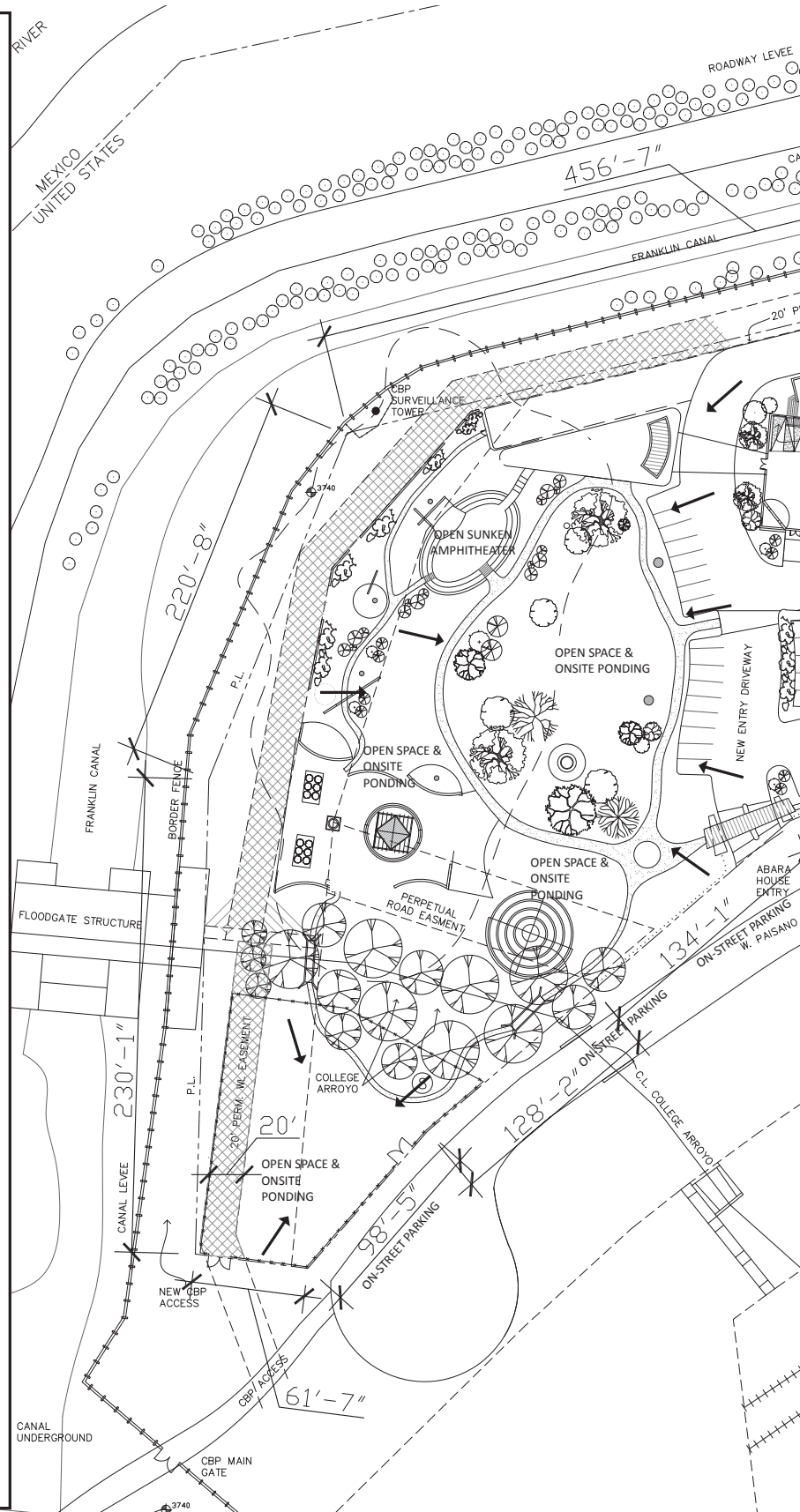
| NUMBER OF SPACES | SUBDISTRICTS | | | | TOTAL PER PARKING CATEGORY |
|--------------------|--------------|------|-------|-----|----------------------------|
| | SD1 | SD2 | SD3 | SD4 | |
| OFF STREET | 9 | 0 | 24 | 17 | 50 |
| ON STREET | 0 | 13** | 27*** | 0 | 40 |
| TOTAL PER DISTRICT | 9 | 13 | 51 | 17 | 90 |
| BICYCLE PARKING | 3 | 3 | 3 | 0 | 9 |

- NOTES:
 ** PARKING ON ONE SIDE OF HART STREET (260' / 20')
 *** ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

BUILDING DIMENSIONS



- NOTES:
1. ACCORDING TO THE FLOOD INSURANCE RATE MAP HEREON DESCRIBED TRACT LIES IN ZONE "C" & A6" COMMUNITY PANEL NO. 480214-0039-B, DATED 10-15-82
 2. EASEMENTS WILL BE VACATED THROUGH SUBDIVISION PLAT. ANY STRUCTURES SHOWN ON MZP WILL BE REMOVED IF EASEMENTS AREN'T VACATED.
 3. SITE PLAN PROPOSES NO SIDEWALKS—WILL BE COORDINATED DURING SUBDIVISION PLAT.
 4. STORMWATER WILL BE HANDLED THROUGH LOW-IMPACT DEVELOPMENT GREEN INFRASTRUCTURE STRATEGIES.
 5. ON-STREET PARKING WILL BE COORDINATED WITH TXDOT.



ABARA HOUSE MASTER ZONING PLAN

DEVELOPMENT PLAN



Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

1820, 1730, 1720, 1705 W. PAISANO, EL PASO, TEXAS 79902
 OLD FORT BLISS S 1/2 OF 2; SIMEON HART SURV 2 ABST #43; SIMEON HART
 SURV 2 ABST #43 PT OF SURV; SIMEON HART SURV 2 ABST #43, CITY OF EL PASO, EL
 PASO COUNTY, TEXAS
 TOTAL LAND AREA: 4.32 ACRES +/-
 ZONING: GENERAL MIXED DISTRICT (PROPOSED)

SIGNED, SEALED, LICENSED ARCHITECT



0 20' 40' 80' 160'
 SCALE = 1" = 40' DATE: 16 MARCH 2023

RENDERING OF DEVELOPMENT PLAN



Subdistrict 4:
Abara House
Gardens / Open Space
Onsite Ponds



ABARA HOUSE

MASTER ZONING PLAN



Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

www.abara.org



Carlos Gallinar, AICP, CNU-a
Principal & Owner

www.gallinar-planning.com

West Paisano Drive

City Plan Commission — May 4, 2023 **REVISED**



CASE NUMBER: PZR23-00005
CASE MANAGER: Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER: Abara Property Holdings I LLC & Abara Property Holdings II LLC
REPRESENTATIVE: Gallinar Planning & Development, Carlos Gallinar
LOCATION: 1708, 1720, 1730, and 1820 W. Paisano Dr. (District 8)
PROPERTY AREA: 4.07 Acres
REQUEST: Rezone from M-2 (Heavy Manufacturing) and M-2/h (Heavy Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic)
RELATED APPLICATIONS: None
PUBLIC INPUT: One (1) email in opposition received as of May 4, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/h (Light Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic) and approval of a Master Zoning Plan to allow for a mixed-use development

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL WITH CONDITION** of the rezoning request and master zoning plan. The proposed development is in character with other uses in its proximity and is in keeping with the policies of the G-7, Industrial and/or Railyards Land Use Designation of *Plan El Paso*, the City's adopted Comprehensive Plan. The condition is as follows:

Prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

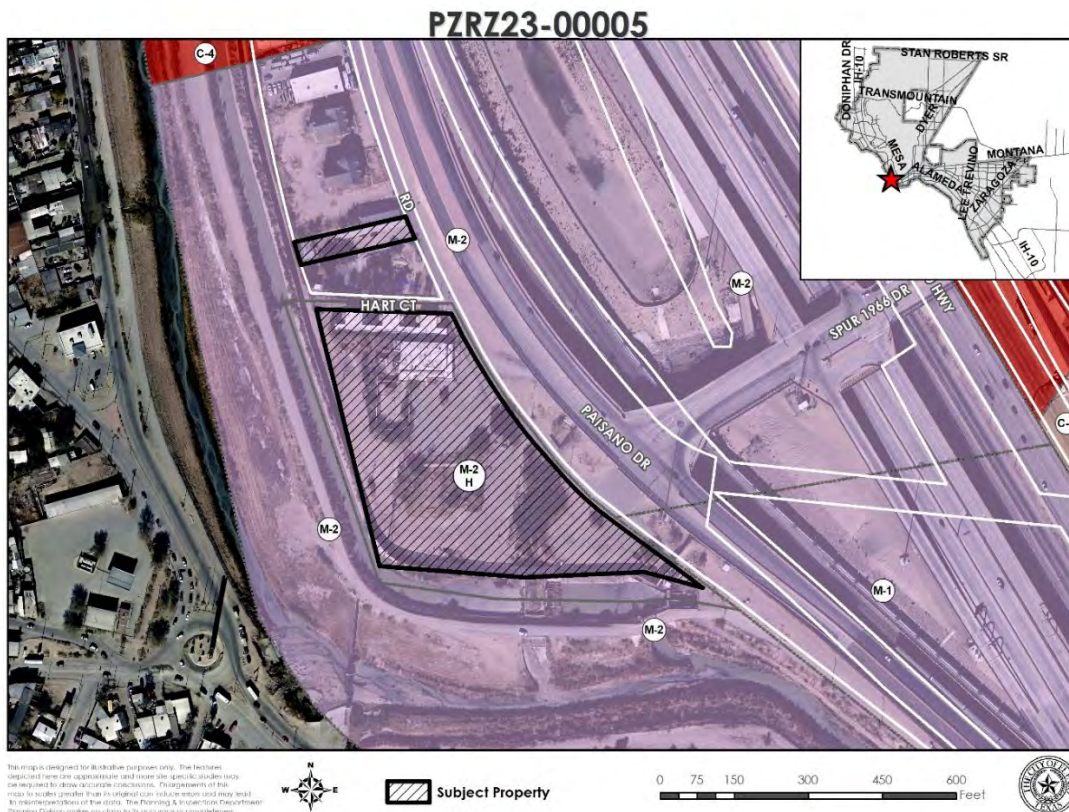


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from M-1 (Light Manufacturing) and M-1/h (Light Manufacturing/historic) to G-MU (General Mixed Use) and G-MU/h (General Mixed Use/historic) and approval of a Master Zoning Plan to allow for a mixed-use development consisting of convention center, night club, bar, retail, offices, restaurant, and multifamily uses. The Master Zoning Plan depicts the 4.07-acre proposed layout consisting of rehabilitating the historic designated structures supplemented by new construction. The proposed development is divided into four (4) special districts, each with its own set of standards and allowed uses (shown in the MZP Report in Attachment 3). The proposed development provides fifty (50) vehicular parking spaces located within the subject property in addition to forty (40) vehicular spaces located on the street available for the proposed uses, along with nine (9) bicycle spaces to meet the require parking calculations. Open space is distributed throughout the development with such areas to be utilized as on-site ponding. Buildings range in height from approximately eleven feet (11') to twenty-seven feet (27'). Access is provided from Paisano Drive.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed mixed-use development is in character with the surrounding neighborhood. Properties to the north are zoned M-2 (Heavy Manufacturing) and C-4 (Commercial) consisting of vacant multifamily buildings, contractor yard, and building material sales. To the east, the property is bordered by railroad lines as well as Interstate Highway 10, while the west and south is bordered by the Rio Grande River and international border with Mexico. The closest school is Mesita Early Childhood Development at Vilas Elementary School within 1.03 miles and the closest park is Doniphan Park adjacent to the subject property.

| COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors: | |
|--|---|
| Criteria | Does the Request Comply? |
| <p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><u>G-7, Industrial:</u> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.</p> | <p>Yes. The G-MU (General Mixed Use) zone district is compatible with the designated future land use map and will allow the subject property to be redeveloped to provide a mix of uses on an obsolete industrial-zoned area.</p> |
| <p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p><u>G-MU (General Mixed Use):</u> 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 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</p> | <p>Yes. The proposed zoning district is compatible with the nearby M-2 (Heavy Manufacturing) and C-4 (Commercial) zoning districts and will provide a mixture of more uses in the area.</p> |

| COMPLIANCE WITH <i>PLAN EL PASO</i>/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors: | |
|---|---|
| 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 a portion of Paisano Drive classified as a Major Arterial as per the City's Major Thoroughfare Plan (MTP). Furthermore, the property is at a block terminus and will not result in zoning district located midblock. |
| 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 partially located within a historic district and any development is subject to approval from the Historic Landmark Commission (HLC) and any applicable design guidelines. |
| Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning. | No adverse effects are anticipated. |
| Natural Environment: Anticipated effects on the natural environment. | There are no anticipated effects to the natural environment. |
| Stability: Whether the area is stable or in transition. | The area is stable with no rezonings in the proximity having happened within the last ten (10) years. |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | Property is not suitable for manufacturing uses due to infrastructure. The property and area have seen a decline in operations. |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: The subject property is located along a portion of Paisano Drive, which is classified as a Major Arterial further connecting to the portion of Paisano Drive designated as freeway per the City's MTP. The classification of the road is appropriate to serve the proposed mixed-use development. Moreover, Paisano Drive is under jurisdiction of the Texas Department of Transportation (TxDOT) and has recently been paved. While sidewalks are non-existent along Paisano Drive throughout the subject property, it will be required to be installed during any new construction. The closest bus route is located along Porfirio Diaz Street about 0.84 miles away to the west.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: There are no adverse comments from reviewing departments.

PUBLIC COMMENT: The subject property is located within the boundaries of Upper Valley Neighborhood Association which was notified of the rezoning request by the applicant. Public notice was sent to all property owners within 300 feet of subject property on April 21, 2023. As of April 27, 2023, the Planning Division has not received any communication in support or opposition to the request.

RELATED APPLICATIONS: None.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

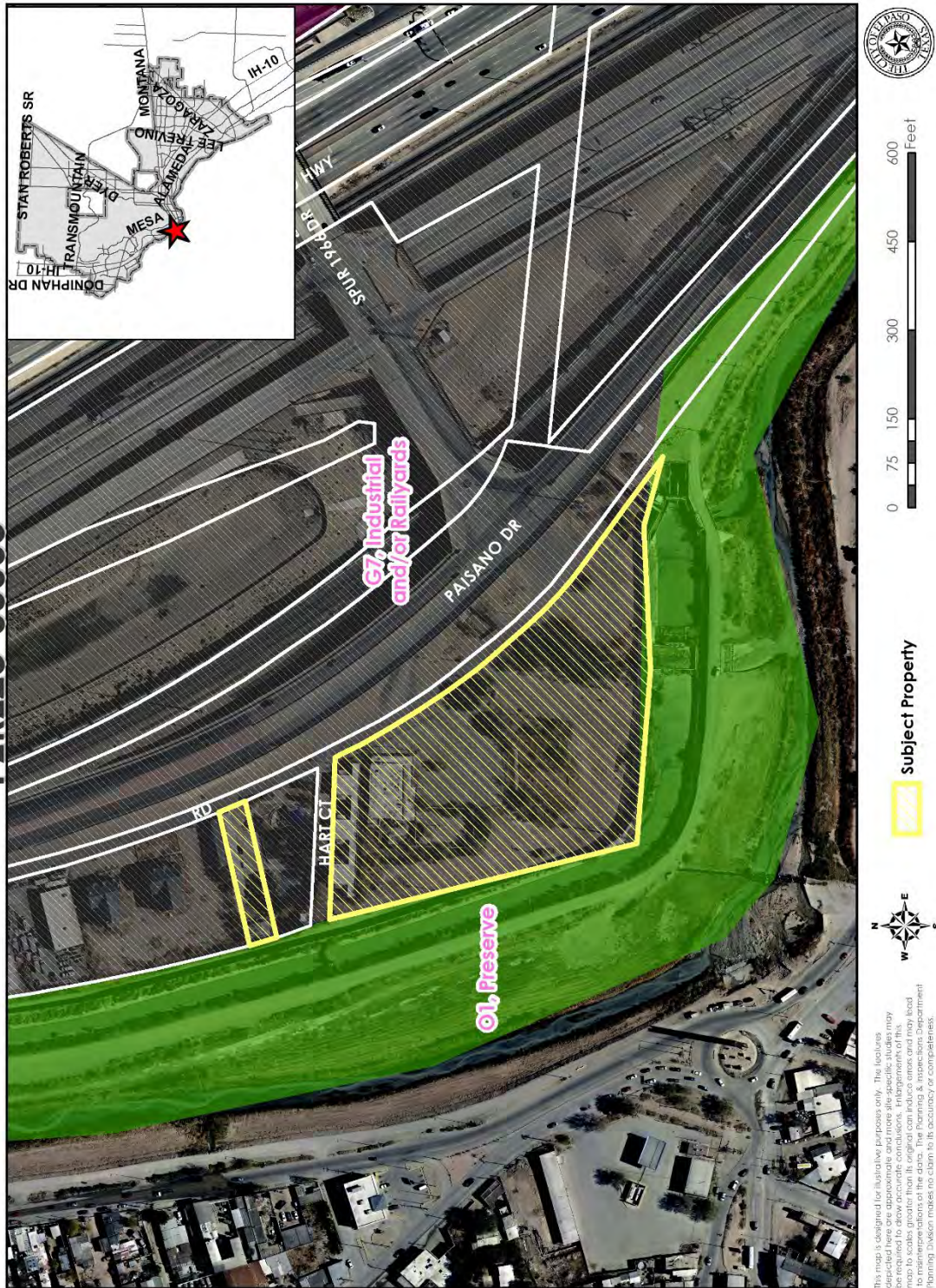
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

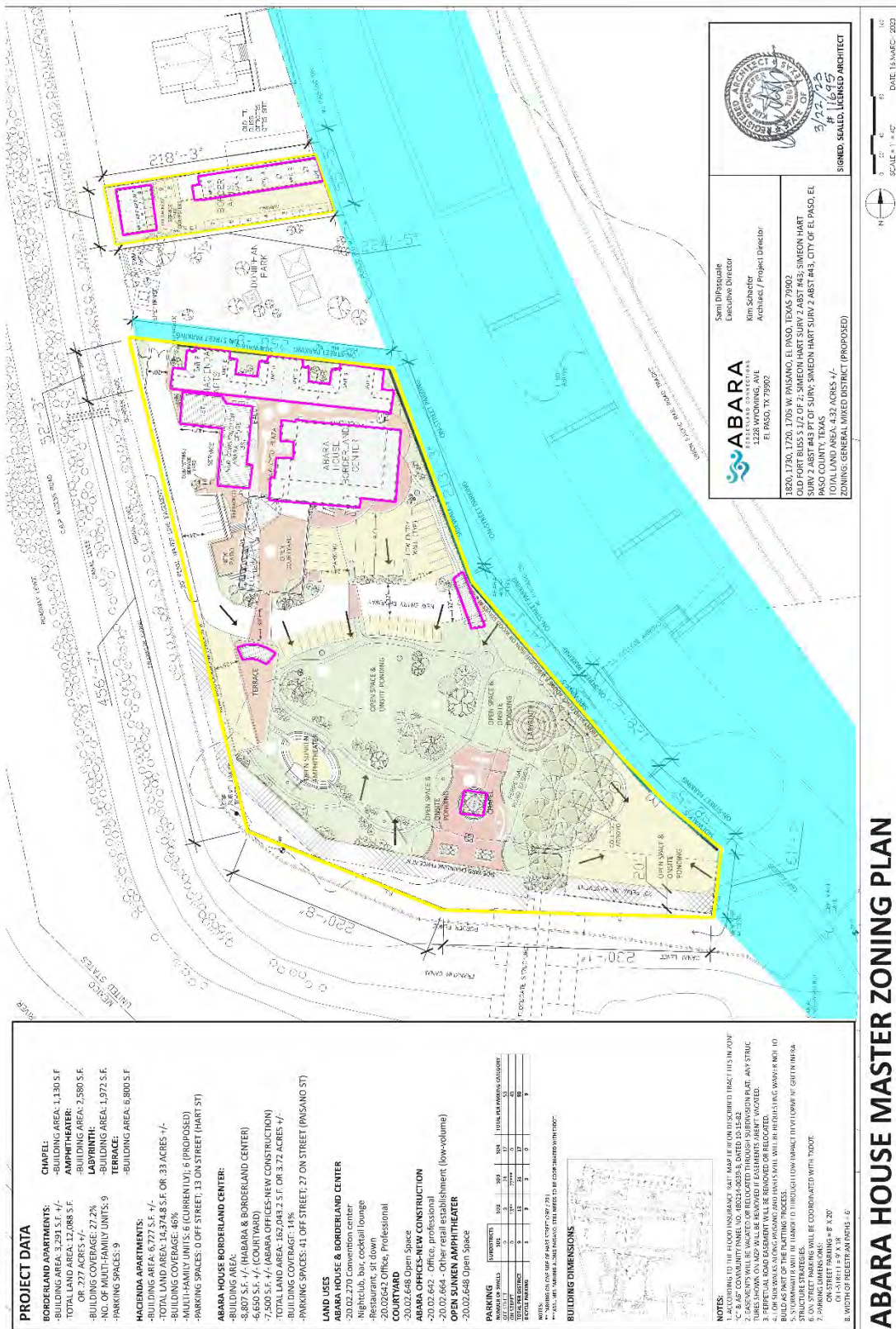
1. Future Land Use Map
2. Master Zoning Plan
3. Master Zoning Plan Report
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Email in opposition

ATTACHMENT 1

PZRZ23-00005



ATTACHMENT 2



ATTACHMENT 3

ABARA HOUSE

MASTER ZONING PLAN

*Submitted to the City of El Paso Planning & Development Department
April 24, 2023-Final Version*



ABARA HOUSE

MASTER ZONING PLAN

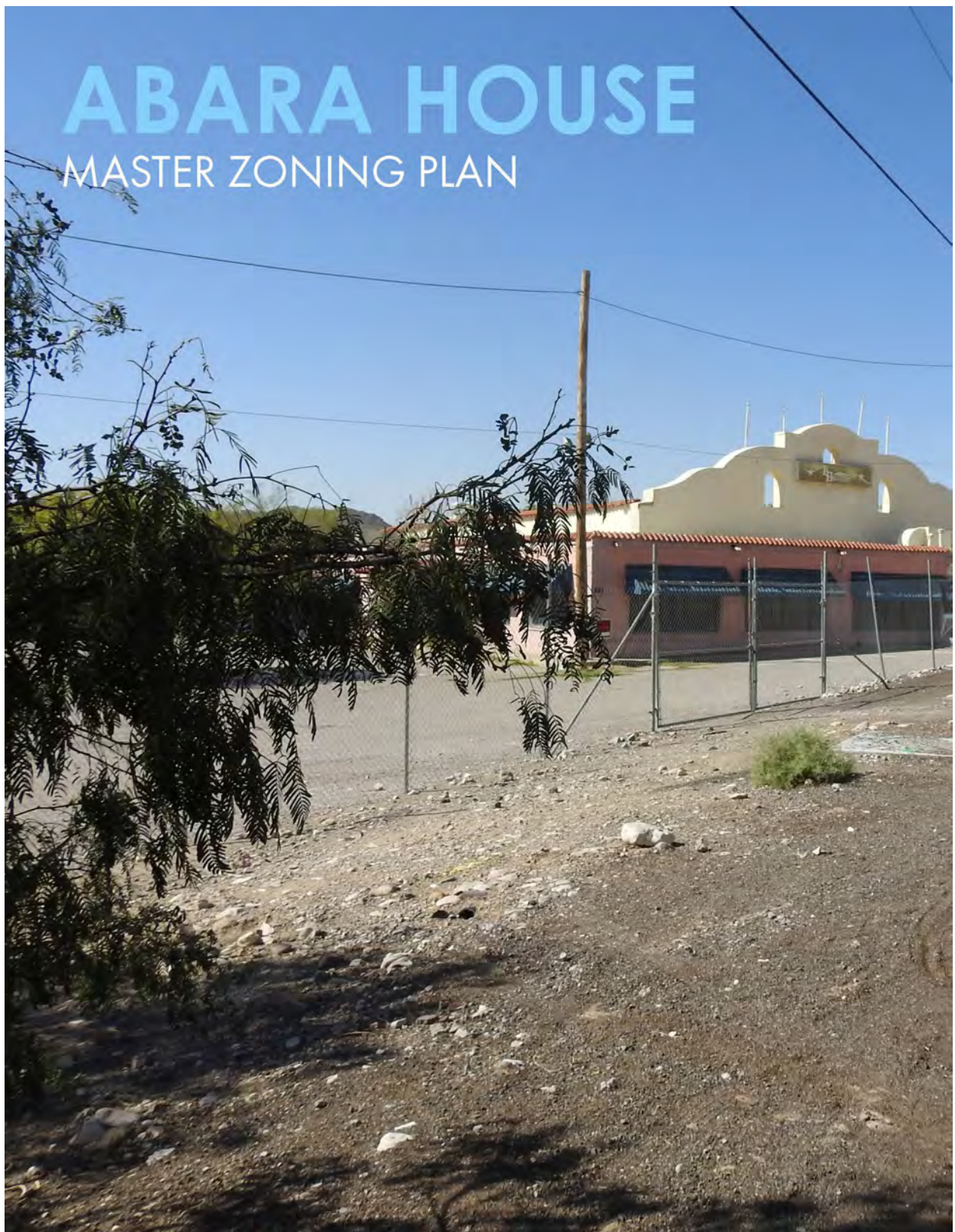




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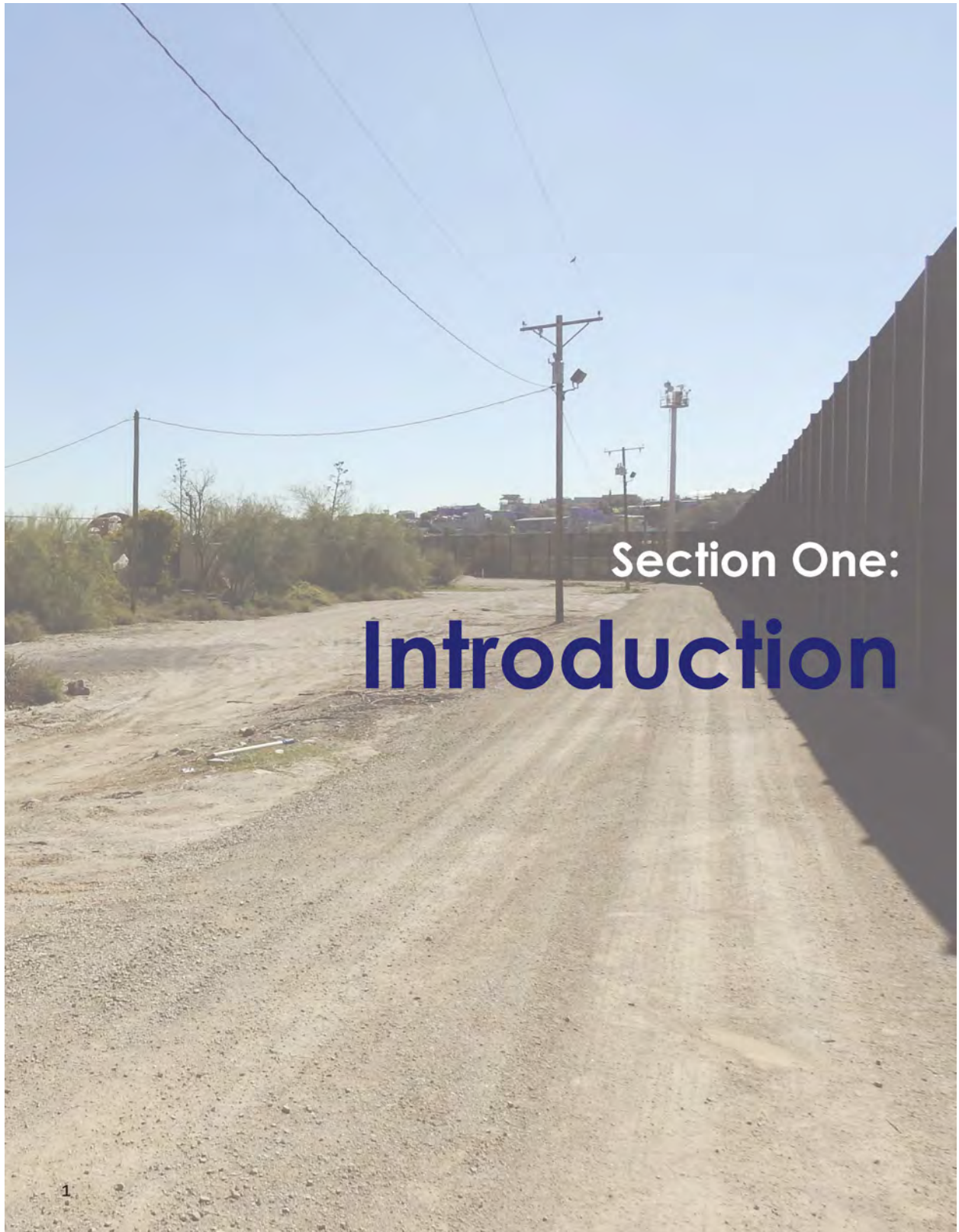
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ABARA HOUSE MASTER ZONING PLAN

INTRODUCTION

Abara, located in central El Paso, Texas, was formed as a response to global migration in a polarizing world, and to the many requests from people across the globe seeking an immersive experience of the actual conditions and migration issues on the US-Mexico border.

The mission of Abara is to inspire connections across divides on the US-Mexico border and beyond by providing a restorative space for learning, engagement, and action. Abara cultivates an environment to engage in hard conversations and intentional listening to the often unheard stories of the borderlands. Abara equips visitors to improve the lives of migrants in their home communities, and works toward narrative, systems and personal transformation.

Abara works in 3 primary areas:

BORDER ENCOUNTERS – Three-day listening trips designed to amplify diverse perspectives while providing context for the people and issues behind the immigration headlines.

BORDER RESPONSE – Responding to emerging needs on both sides of the border. This includes serving as a resource hub for the local migrant shelter network, documenting stories, collecting supplies, mobilizing volunteers, facilitating micro-enterprise training, and offering leadership care and respite support.

ABARA HOUSE – The culmination of Abara’s heart-beat involving whole property sustainable rehabilitation, new construction, and landscape renewal to create a beautiful Borderland Center.

Abara is a Semitic based word for crossing or river ford. It is the shallow place in a river that is a crossing in both directions, making Abara House the revitalization of a House of the Crossing for all.

THE PURPOSE OF THIS MASTER ZONING PLAN

Abara seeks to rezone four properties from M-2 (Manufacturing)-Historic to General Mixed-Used (GMU)-Historic. This document serves as the Master Zoning Plan (MZIP) to fulfill the requirement of 20.02.562:

“Master zoning plan” means the conceptual site plan and narrative proposal submitted with an application for a mixed-use zoning district (RMU, GMU or IMU), that, if approved by city council, sets out the zoning regulations for the mixed-use district. The master zoning plan must show the proposed uses, lot sizes, setbacks, height of buildings and design standards for the entire development.



The parcels are located on West Paisano and consist of 4.07 acres. Currently the properties are vacant with the exception of the parcel at 1820 West Paisano which includes several small apartments.



Section Two:

MZP Report

MZIP REPORT (SECTION 20.04.200 (5))

A written report shall accompany the MZIP that describes the purpose, characteristics, components and timing of the proposed mix of land use within the development, and includes a general statement of how the development relates to the city's comprehensive plan. A detailed description shall be required for each proposed land use, identifying the permissible uses for any subdistrict within the mixed use district to determine compatibility of such uses within the mixed-use district.

WHAT IS THE ABARA HOUSE PROJECT?

The Abara House project located at the historic La Hacienda restaurant is an innovative and sustainable redevelopment of two properties. Abara, a 501c3 nonprofit organization, serves migrant communities on both sides of the border and offers educational opportunities highlighting voices and conditions in the Ciudad Juárez/El Paso region and beyond.

These properties, located adjacent to the Border Fence on one of the most historically significant sites of any international border, will be transformed over the next five years into a **Borderland Center**. The vision is a restorative and welcoming place that invites people to form connections across divides, while serving as a hub for the ever-growing, peace-building community seeking to engage in justice and healing while walking alongside migrant and asylum-seeking neighbors.

The nearly four-acre site is the historic crossing below the original fall line of the Rio Grande River -- one of the oldest known crossings of the river and an ancient indigenous pathway predating the Spanish colonization in 1598. This crossing later became a part of the famed Spanish colonial era "El Camino Real de Tierra Adentro", or Royal Road of the Interior, connecting Mexico City to the city of Santa Fe, NM, the mission that became the capital of New Spain.

In the mid-19th Century (1858), Simeon Hart, originally from New York State, acquired the land and built

an adobe brick residence and grain mill (no longer in existence) on this site, creating a rich landscape of hospitality and "oasis" alongside the Rio Grande river in an otherwise dry and dusty land. Hart's Residence eventually became the regionally famed La Hacienda restaurant and bar with a much more utilitarian, partially paved landscape. The site also became the final location for multiple local, state, and national historic monuments and designations. Abara is planning through a restorative landscape design filled with gardens, shade, and flowing water, to recreate the oasis qualities of the former landscape in spaces designed to gather and honor the many voices that have crossed this land and continue to cross it.

VISION: To create a multi-use Borderland Center with urban gardens that serves as a central hub for learning, engagement, reflection and action. Abara House will engage the arts, culture, history, entertainment, and businesses across borders as we incorporate elements of food, hospitality, and enterprise including the following:

- **Cafe/Cantina:** coffee, food & drinks from regions experiencing instability.
- **Venue Space:** music, conferences, trainings, and celebrations especially in the outdoor courtyard and the historic La Hacienda building.
- **Marketplace:** handcrafted items for sale by migrants as an expansion of Abara's microenterprise program: Huellas.
- **Guesthouse:** a place to visit, stay and encounter the faces of the borderlands.
- **Gardens & Narrative Path:** create a renewed landscape of native plants and shade trees in an oasis-like environment. A narrative path of remembrance will guide guests through the story of the site, past historical markers and monuments with new installations that express the untold stories of the borderlands.

- **Outdoor Meeting Places:** a variety of spaces, courtyards, viewing terraces and decks formed by the buildings and plantings on the site.
- **History & Cultural Arts Space:** rotating history & art exhibits to explore the complexity of the borderlands.
- **Retreat Center & Border Chapel:** a sacred space for rest, study, and reflection.

Environmentally sustainable strategies will form the foundation of our redevelopment by focusing on water conservation, generating on-site renewable energy, sourcing local materials and labor, and recycling everything to create a place that is beautiful and restorative.

With the redevelopment of this remarkable historic site, Abara House will create new ways of “crossing” the Rio Grande in spite of the enormous barriers that separate each of us from one another.



WHY IS THIS SITE SO IMPORTANT?

Many cultures from ancient Indigenous communities to the Spanish colonists & Anglo settlers, Chinese laborers, enslaved African Americans and Buffalo Soldiers, Mexican families and Braceros, to the present day migrants, asylum seekers, and global refugees have crossed this land.

On this most neglected historical/cultural site of significance to both sides of the border, the Abara House property is the:

- Ancient, rocky & safe crossing point used for many millennium.
- Stop on **El Camino Real de Tierra Adentro** between Mexico City and present day Santa Fe NM.
- Campground or “paraje” of the **Paso del Norte** - the beginning of the El Paso/Juarez twin cities.
- Site designated as a High Potential Site by the **US National Park Service**, National Historic Trails office giving a priority to stewardship & restoration.
- Opportunity to reconnect to the greater **Camino Real** trail & historic preservation network on both sides of the border.
- Designated as an **UNESCO World Heritage Route** in Mexico with bi-national impact, with multiple sites along the way protected and being restored as historical and cultural landmarks & parks.
- Place to connect programmatically this site to other sections of the Camino Real trail in El Paso and to the **Chamizal National Memorial**.
- Future place of peace and healing to be preserved, celebrated and transformed.

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GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

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. 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.

1. General Design Principles. *These design principles shall serve 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.*

The Abara House Redevelopment meets the following Development & Building Perspectives:

A. Development Perspective.

1. 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.

Abara House will utilize the existing topography with very little grading or modifications. The redevelopment plan includes the reinstitution of the existing arroyo and utilizing Low Impact Development technologies for stormwater drainage. The site plan illustrates the Contemplative Gardens and Monument Walk that recreates the historic landscape into a sustainable and restorative oasis environment.

2. That the development strategy utilized encourages infill and redevelopment in parity with new and existing neighborhoods.

The site is a historic property that has been over-

looked for many years. The project will revitalize one of the region's most historic and culturally significant sites utilizing existing infrastructure. This infill project will also include a new building, new courtyards, and renovated spaces.

3. 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.

Abara House will utilize the existing landscape--to include the arroyo--to reconnect this parcel to the existing surroundings. This includes recreating a connection to the Rio Grande, Ciudad Juarez, and the overall Paso del Norte region.

4. That neighborhoods be compact, pedestrian-friendly, and mixed use.

Project utilizes existing streets and parcel dimensions. The overall project envisions a mix of uses to include retail, residential, and office spaces. The proposed interior layout seeks to create pedestrian corridors that connect existing structures (Borderland Center and Hacienda Apartments) with the new construction of the Abara Office building, the Contemplative Gardens with Memorial Walk, and surrounding environments.

5. That civic, institutional and commercial activity be embedded, and not isolated, in the development.

The project includes civic uses by reinvigorating the existing Doniphan Park which is directly adjacent to the Abara House project. The proposed mixed-uses include nonprofit, for-profit, institutional, commercial, and residential activities.

GENERAL DESIGN PRINCIPLES (DEVELOPMENT & BUILDING PERSPECTIVE)

6. That a range of open space including parks, squares, and playgrounds be distributed within the development.

The proposed site plan includes the Abara House, Contemplative Gardens and Monument Walk, Low Impact Development landscaping, the restoration of the arroyo, an Open Courtyard, and future landscaping underneath the Paisano overpass (still needs to be coordinated with TXDOT). And as stated, Doniphan Park will be reactivated with visitors, guests, employees, and staff of the Abara House.

7. That a development have sufficient size to accommodate the mixed-use concentration of uses.

The overall site is over 4 acres.

B. Building Perspective.

1. That the design of streets and buildings reinforce safe environments.

The project does not include any new streets and will utilize the existing infrastructure. The Hacienda and Border Apartments are street-oriented. The proposed landscaping that includes street trees and sidewalks create safe and pleasant pedestrian realms.

2. That architecture and landscape design grow from local climate, topography, history and building practice.

The site includes the historic Hacienda building which was the home of Simeon Hart. The project seeks to restore this building utilizing historic renovation best practices and to the US Secretary of the Interior Historic Preservation Rehabilitation Standards. New buildings will incorporate the Spanish and Pueblo style vernaculars but also include modern or contemporary insertions and art installations by regional and internationally known artists. Landscaping will include plant and tree palettes from the local climate. The project team is currently working with the Na-

tional Park Service and National Historic Trails office to ensure that the historic and cultural assets of the site are preserved and enhanced.

3. That public gathering spaces be provided in locations that reinforce community identity.

Abara House will be a gathering space for all residents and visitors of the Paso del Norte region. Once renovated, Abara House will serve as source of pride and community identity. The facilities will include open spaces and gardens, rental facilities for events, and a cultural learning center that will reinforce the historic and cultural significance of the El Paso-Ciudad Juarez border region.

4. That the preservation and renewal of historic buildings be facilitated.

The site sits on one of the oldest known crossing of the Rio Grande River and is an ancient indigenous pathway. In 1598 the Spanish colonization began with the crossing by Don Juan Onate. The crossing became part of the "Camino Real de Tierra Adentro", or Royal Road of the Interior connecting Mexico City to modern-day Santa Fe, NM, the capitol of New Spain. Much of West Paisano drive and the railroad tracks are built on the original Camino route. The Abara House project seeks to celebrate this rich culture and history through the redevelopment of the site and renovation of the old Hacienda building.

5. That principal buildings and facades, where possible, be located parallel to the frontage line to encourage a community-friendly environment.

The existing facade of the historic Hacienda building will be kept in tact and currently faces Paisano Drive. The existing apartment buildings will also remain and both are street-oriented facing Hart Mill Road and Paisano Drive.

GENERAL DESIGN ELEMENTS

General Design Elements. A mixed-use development is characterized by any combination of the design elements described below. These design elements shall serve as guidelines only, and compliance with any design element 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 elements.

The Abara House Redevelopment meets the following General Design Elements:

1. A variety of housing types, jobs, shopping, services, and public facilities.
2. Natural features and undisturbed areas that are incorporated into the open space of the neighborhood.
3. Well-configured squares, plazas, greens, landscaped streets, preserves, greenbelts, or parks dedicated to the collective social activity, recreation, and visual enjoyment of the neighborhood.
4. Buildings, spaces, and other features that act as landmarks, symbols, and focal points for community identity.
5. Compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character and landscaping to establish a livable and harmoni

ARCHITECTURAL OBJECTIVES

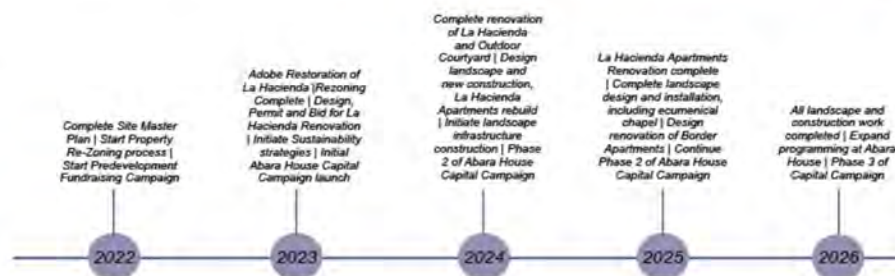
As part of the review of the mixed-use development plan the architectural design shall achieve the following objectives:

The Abara House Redevelopment meets the following Architectural Objectives:

1. Architectural compatibility.
2. Human scale design.
3. Integration of uses.
4. Buildings that relate to and are oriented toward the street and surrounding buildings.
5. Residential scale buildings in any mixed residential area.
6. Buildings that contain special architectural features to signify entrances to the mixed-use development.
7. Buildings that focus activity on a neighborhood open space, square or plaza.



PROPOSED TIMELINE and PHASING STRATEGY



19




May 4, 2023


250

The Abara House project will convert this currently M-2 (Historic) zoned parcel into a General Mixed Use (GMU) development. This rezoning would satisfy the FLUM by converting an obsolete industrial use into a robust and vibrant mixed-use redevelopment.


- ☒ Abara House Project meets FLUM requirements.

-  *Live and Work Closer Together: By designing communities to reduce unnecessary travel, the road and transit networks will be better able to handle future growth.*

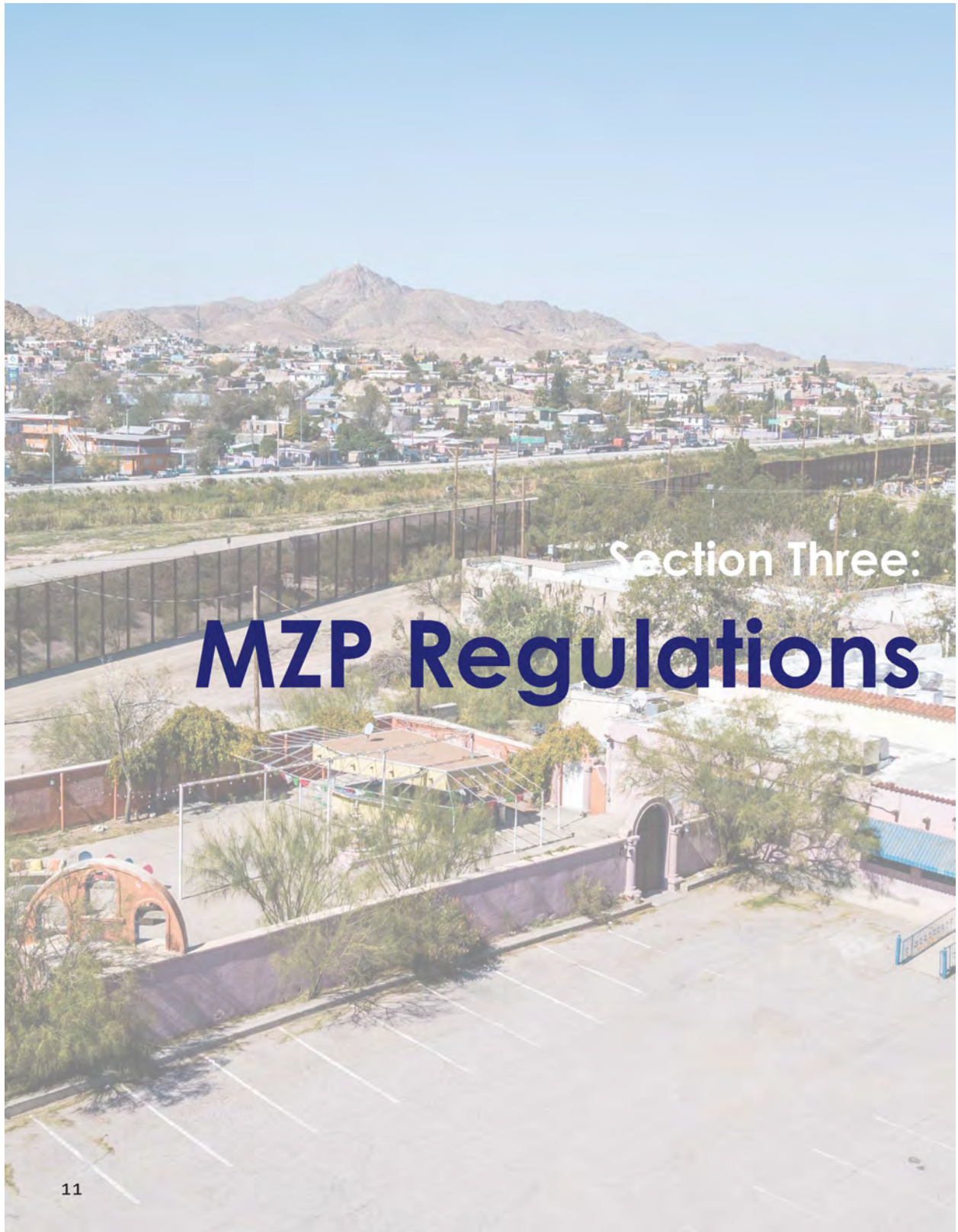
Abara House proposes a mix of uses that include residential, commercial, office, and institutional. This will allow residents of the multi-family units to work and shop within walking distance to their homes.

-  **Protect Historic Neighborhoods:** El Paso's older neighborhoods are a source of great pride . . . Many of these older neighborhoods have suffered from disinvestment. However, if protected, these neighborhoods are poised to serve generations of new residents due to their central locations.

The various properties within this redevelopment project are in the Old Fort Bliss National historic district. Abara House will invest, protect, and promote this area as a newly revitalized project that enhances the region's history.

-  **Restore Close Connections with Juarez:**
Juarez and El Paso have grown together nearly as a single city, even though divided by the unfortunate 19th century selection of the Rio Grande / Rio Bravo as the national border. The restoration of that closeness is a fervent dream of the citizens of both sides of the border.

The entire premise of the Abara House is to promote and celebrate the mutual connections, culture, and history with Ciudad Juarez. From a physical space perspective, Abara House's location directly on the border will serve to make these connections with the communities across the river.



11

20.04.200 Master zoning plan.

A. Master Zoning Plan (MZIP).

As part of any zoning application for a mixed use district, a master zoning plan shall be required and shall accompany the application. The MZIP shall provide sufficient details necessary about the proposed land uses and proposed development so that the El Paso City Council may determine their compatibility within the proposed district and the impact on the adjacent properties.

As part of the MZIP, an application may propose and delineate subdistricts. A subdistrict is a geographic subcomponent of a larger mixed use district. Its purpose is to enable the incremental measurement and reconciliation of maximum dwelling units, density and other data required in the MZIP to subsequent development. Where practical, a subdistrict's boundary should be consistent with natural geographic features, reflect man-made transitional barriers (such as roadways), or separate sharp changes in proposed land uses.

The Abara House contains four Subdistricts:

- Subdistrict 1: Border Apartments
- Subdistrict 2: Hacienda Apartments
- Subdistrict 3: Abara House / Borderland Center
(Includes Abara Offices—
New Construction)
- Subdistrict 4: Abara House Gardens

Submittal Requirements.

A. General Data Required for the Mixed Use District.

i. Legal description of area proposed to be developed or metes and bounds description of district;

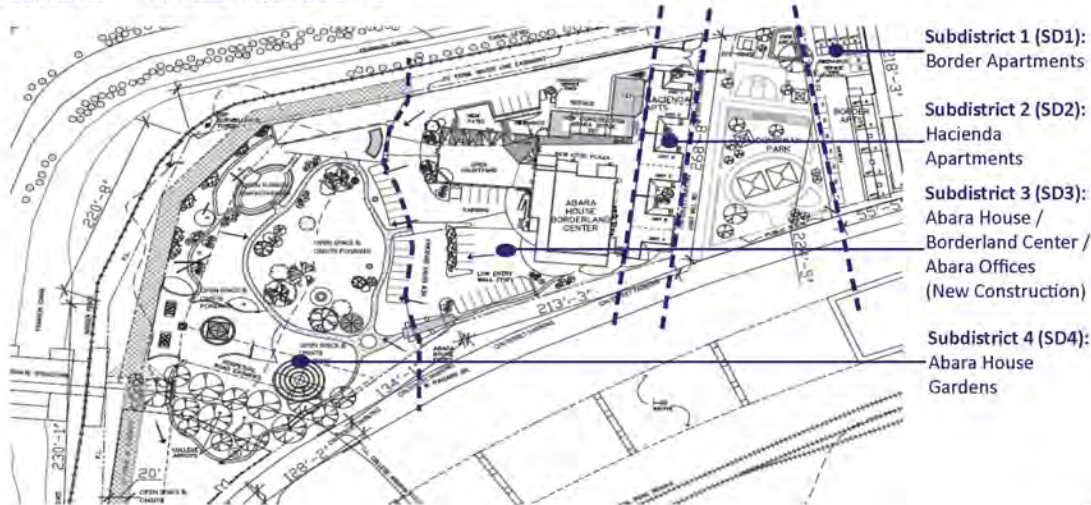
- Subdistrict 1: OLD FORT BLISS S 1/2 OF 2
- Subdistrict 2: SIMEON HART SURV 2 ABST #43
- Subdistrict 3: SIMEON HART SURV 2 ABST #43 PT OF SURV
- Subdistrict 4: SIMEON HART SURV 2 ABST #43

ii. Total acreage as depicted on a survey certified by a registered land surveyor;

- Subdistrict 1: .27 Acres
- Subdistrict 2: .33 Acres
- Subdistrict 3: 1.80 Acres
- Subdistrict 4: 1.92 Acres

iii. Maximum proposed total number of dwelling units for all residential land uses combined;

- Subdistrict 1: Nine (9)
- Subdistrict 2: Twelve (12)
- Subdistrict 3: Zero (0)
- Subdistrict 4: Zero (0)



12

iv. Maximum proposed total floor area for all nonresidential land uses combined, expressed in square feet.

| | |
|---|----------------|
| Subdistrict 1: | Non Applicable |
| Subdistrict 2: | Non Applicable |
| Subdistrict 3: | 20,957 SQFT |
| -Abara House & Borderland Center: | 8,807 SQFT |
| -Courtyard: | 6,650 SQFT |
| -Abara Offices-New Construction: | 7,500 SQFT |
| Subdistrict 4: | |
| - Open Air Chapel Pavillion | 1,250 SQFT |
| - Chapel viewing terrace | 7,400 SQFT |
| - West viewing terrace with Shade Structure | 500 SQFT |
| -Terrace | 4,500 SQFT |
| - Open sunken amphitheater | 3,500 SQFT |

B. General Data Required for Each Proposed Subdistrict.

i. Total acreage

| | |
|-----------------|------------|
| Total Acreage: | 4.4 Acres |
| -Subdistrict 1: | .35 Acres |
| -Subdistrict 2: | .33 Acres |
| -Subdistrict 3: | 1.80 Acres |
| -Subdistrict 4: | 1.92 Acres |

ii. Maximum proposed total number of dwelling units for all residential land uses combined;

21 UNITS

iii. Maximum proposed floor area for all nonresidential land uses combined, expressed in square feet.

20,957 SQFT

C. Property Development Regulations Required per Subdistrict by Land Use Type.

i. Proposed acreages for each proposed land use, including parks, open space, buffer zones, trails and school sites (as applicable)

| | |
|----------------------|------------|
| Residential: | .68 Acres |
| Commercial & Office: | 1.80 Acres |

13

| | |
|-------------|------------|
| Park: | 0 Acres |
| Open Space: | 1.92 Acres |
| Schools: | 0 Acres |

ii. Minimum and maximum lot coverages

| | |
|----------------|-------------------|
| Subdistrict 1: | Min: 42% Max: 50% |
| Subdistrict 2: | Min: 21% Max: 50% |
| Subdistrict 3: | Min: 26% Max: 50% |
| Subdistrict 4: | Min 20% Max: 50% |

iii. Minimum lot width

| | |
|--------------------|--------|
| Subdistrict 1: | 0 Feet |
| Subdistrict 2: | 0 Feet |
| Subdistrict 3 & 4: | 0 Feet |

iv. Minimum lot depth

| | |
|--------------------|--------|
| Subdistrict 1: | 0 Feet |
| Subdistrict 2: | 0 Feet |
| Subdistrict 3 & 4: | 0 Feet |

v. Minimum building setbacks:

Subdistrict 1:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | 0 Feet |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg height: | 35 Feet |
| a) Primary structure(s): | Two (2) |
| b) Accessory structure: | Zero (0) |

Subdistrict 2:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | 0 Feet |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg Height: | 35 Feet |
| a) Primary structure(s): | One (1) |
| b) Accessory structure: | Zero (0) |

Subdistrict 3:

| | |
|--|---------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | N/A |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Max Bldg Height: | 35 Feet |
| New Construction: | 40 Feet |
| Second level open deck with shade covering above the Open Courtyard: | 35 Feet |

Subdistrict 4:

| | |
|-------------------------------|----------|
| a) Front: | 0 Feet |
| b) Rear: | 0 Feet |
| c) Cumulative front and rear: | 0 Feet |
| d) Side-interior: | 0 Feet |
| e) Side-street: | N/A |
| f) Cumulative side setbacks: | 0 Feet |
| g) Garage: | N/A |
| vi. Maximum building height: | 35 Feet |
| a) Primary structure(s): | One (1) |
| b) Accessory structure: | Zero (0) |

vii. Maximum proposed density for each residential land use type expressed in dwelling units per gross acre of developable land.

Subdistrict 1:

27 units per acre. Site currently has nine units. Proposed development plan does not include adding any additional units.

Subdistrict 2:

36 units per acre. Site currently has six units. Proposed development plan includes adding another six units on top of the existing units/structure.

viii. Maximum proposed intensity for each nonresidential land use type expressed in floor area ratio (FAR).

Subdistrict 3:

50% FAR

Subdistrict 4:

50%

TABLE OF PERMISSIBLE USES

| USES | SUBDISTRICTS | | | |
|---|--------------|-----|-----|-----|
| | SD1 | SD2 | SD3 | SD4 |
| ACCESSORY DWELLING UNIT | P | P | P | P |
| APARTMENT (5 OR MORE UNITS) | P | P | | |
| ART GALLERY | P | P | P | P |
| BAKERY | P | P | P | P |
| BALLROOM | | | P | |
| BANK | | | P | |
| BED AND BREAKFAST INN | P | P | P | P |
| BOOK STORE | P | P | P | P |
| BREAD MANUFACTURING | | | P | P |
| BREWERY | | | P | |
| CAFETERIA | | | P | P |
| CHURCH | P | P | P | P |
| CLINIC | P | P | P | |
| CONVENTION CENTER | | | P | P |
| CREDIT UNION | P | P | P | |
| DUPLEX | P | P | | |
| FARMER'S MARKET | P | P | P | P |
| FLOWER SHOP | P | P | P | P |
| HARVESTING | | | P | P |
| HOBBY STORE | P | P | P | P |
| ICE CREAM PARLOR | P | P | P | P |
| INFILL DEVELOPMENT OVERLAY | P | P | P | P |
| LIVE WORK FLEX UNIT | P | P | | |
| LOADING SPACES SERVING ANOTHER PROPERTY | P | P | P | P |
| MUSEUM | P | P | P | P |
| MUSIC STORE | P | P | P | P |
| NIGHT CLUB, BAR, COCKTAIL LOUNGE | | | P | P |
| OFFICE, BUSINESS | P | P | P | |
| OFFICE, PROFESSIONAL | P | P | P | |
| ONSITE PARKING | P | P | P | P |
| OPEN SPACE | | | P | P |
| OPEN SPACE (COMMON, PUBLIC, OR PRIVATE) | | | P | P |
| OTHER RETAIL ESTABLISHMENT (LOW-VOLUME) | P | P | P | P |
| PARKING REDUCTION | P | P | P | P |
| PARKING SPACES SERVING ANOTHER PROPERTY | P | P | P | P |
| PRINT AND COPY SHOP | P | P | P | P |
| PWSF (FACILITY MOUNTED) | P | P | P | P |
| PWSF (GROUND MOUNTED) | P | P | P | P |
| PWSF (ROOF MOUNTED) | P | P | P | P |
| RECREATION VEHICLE PARK | | | P | P |
| RESTAURANT (DRIVE IN OR WALK UP) | P | P | P | P |
| RESTAURANT (SIT DOWN) | P | P | P | P |
| SCHOOL (PRE-K-6) | P | P | P | P |
| SCHOOL SECONDARY | P | P | P | P |
| SCHOOL, ARTS & CRAFTS | P | P | P | |
| SOCIAL, FRATERNAL CLUB | P | P | P | P |
| SPECIALTY SHOP | P | P | P | P |
| STUDIO, DANCE | P | P | P | |
| STUDIO, PHOTOGRAPHY | P | P | P | |
| TEMPLE | | | P | P |
| THEATRE, PERFORMING | | | P | P |
| UNION HALL | | | P | |
| YOUTH ORGANIZATION | P | P | P | P |

PROPOSED USES FOR ABARA CENTER AS PER APPENDIX A

ABARA HOUSE & BORDERLAND CENTER

- 20.02.270 – Convention Center
- Nightclub, bar, cocktail lounge
- Restaurant, sit down
- 20.02.642 Office, professional

COURTYARD

- 20.02.648 Open Space

ABARA OFFICES-NEW CONSTRUCTION

- 20.02.642 - Office, professional
- 20.02.664 - Other retail establishment (low-volume)

OPEN AIR CHAPEL

- 20.02.648 - Open space

CHAPEL TERRACE

- 20.02.648 - Open space

WEST VIEWING TERRACE

- 20.02.648 - Open space

TERRACE

- 20.02.648 - Open space

OPEN SUNKEN AMPHITHEATER

- 20.02.648 Open Space

PARKING DATA

PARKING CALCULATIONS BASED ON USE AND SQUARE FOOTAGE

| ABARA HOUSE AND BORDER LAND CENTER | | | | | |
|------------------------------------|----------------|-----------|-----------|-----------|------------|
| USES | SQUARE FOOTAGE | MINIMUM | MAXIMUM | PROVIDED | DIFFERENCE |
| CONVENTION CENTER | 3,557 | 6 | 9 | | |
| NIGHTCLUB, BAR, COCKTAIL LOUNGE | 2,200 | 15 | 22 | | |
| RESTAURANT (SIT DOWN) | 1,850 | 13 | 19 | | |
| OFFICE, PROFESSIONAL | 1,200 | 2 | 3 | | |
| TOTALS | 8,807 | 34 | 49 | 34 | 0 |

| ABARA OFFICES-NEW CONSTRUCTION | | | | | |
|---|----------------|-----------|-----------|-----------|------------|
| USES | SQUARE FOOTAGE | MINIMUM | MAXIMUM | PROVIDED | DIFFERENCE |
| OFFICE, PROFESSIONAL | 5,000 | 9 | 13 | | |
| OTHER RETAIL ESTABLISHMENT (LOW-VOLUME) | 2,500 | 7 | 10 | | |
| TOTALS | 7,500 | 16 | 23 | 34 | 18 |

| BORDER APARTMENTS | | | | | |
|-----------------------|--|---------------------|--|----------|------------|
| USES | | 9 UNITS REQUIRED | | PROVIDED | DIFFERENCE |
| ONE BEDROOM APARTMENT | | 9 | | 9 | 0 |

| HACIENDA APARTMENTS | | | | | |
|-----------------------|--|----------------------|--|----------|------------|
| USES | | 12 UNITS REQUIRED | | PROVIDED | DIFFERENCE |
| ONE BEDROOM APARTMENT | | 18 | | 13 | 5 |

| | | | | | |
|---------------------|--|-----------|-----------|-----------|-----------|
| GRAND TOTALS | | 77 | 94 | 90 | 13 |
|---------------------|--|-----------|-----------|-----------|-----------|

| | | | | | |
|--|--|----------|--|----------|-----------|
| BICYCLE PARKING SPACES REQUIRED | | 4 | | 9 | +5 |
|--|--|----------|--|----------|-----------|

ABARA PROJECT PARKING SPACES

| NUMBER OF SPACES | SUBDISTRICTS | | | | TOTAL PER PARKING CATEGORY |
|---------------------------|--------------|-----------|-----------|-----------|----------------------------|
| | SD1 | SD2 | SD3 | SD4 | |
| OFF STREET | 9* | 0 | 24 | 17 | 50 |
| ON STREET | 0 | 13** | 27*** | 0 | 40 |
| TOTAL PER DISTRICT | 9 | 13 | 51 | 17 | 90 |

NOTES:

* ONE PARKING SPACE PER UNIT

** PARKING ON ONE SIDE OF HART STREET (260' / 20')

*** ASSUMES PARKING ALONG PAISANO; STILL NEEDS TO BE COORDINATED WITH TXDOT.

PARKING INFORMATION

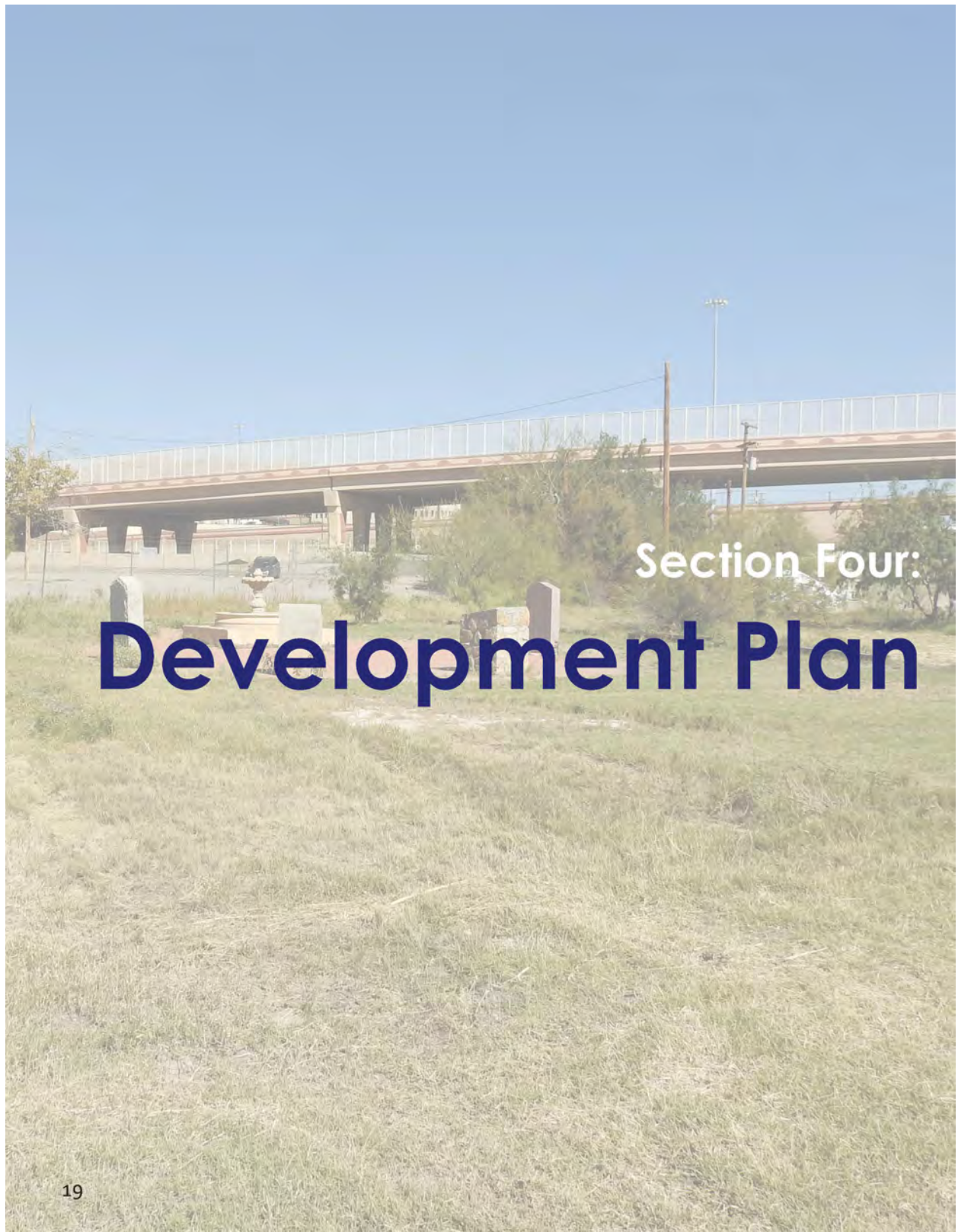
The Abara Project will provide a total of 90 parking spaces both on-street and off-street. The table above summarizes the parking calculations based on the uses that Abara will utilize at inception. Abara is also providing nine (9) bicycle spaces.

LANDSCAPING REQUIREMENT

The City's Municode states the following in regards to landscaping:

Landscaping. 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. Landscaping, streetscape, and other green areas proposed within the mixed-use development shall be shown and considered as part of the master zoning plan and mixed-use development plan approval process.

While the code does not require landscaping in the Abara development, we will be providing approximately 40,000 S.F of landscape area. A more refined landscaping plan will be provide during construction document review.



Section Four:

Development Plan

19

DEVELOPMENT PLAN DESCRIPTION

The design concept shows the site bisected by a new entry drive into an active area on the north side (to the right) and a more contemplative/restorative area on the southern half (to the left). The active area is centered on the renovation of the historic Hacienda into the new Abara Borderland Center. This property will include a refreshed outdoor courtyard with second floor deck, new construction, and renovation of the apartments on the north side all linked by new shaded courtyards. Parking and a service support area on the west side of the courtyard will handle vehicular access and deliveries to Abara House. New curvilinear terraces wrap around the historic Hacienda building, connecting entry points to the walled outdoor venue courtyards, new alley courtyards and the renovated La Hacienda Apartments featuring our Welcome Center, guest apartments and retail spaces.

The garden side to the left, is designed as a place of contemplation and gathering featuring desert gardens, an ecumenical chapel area, and direct access to the adjacent 18' high Border Fence. Viewpoints and seating areas, plus a small amphitheater, are connected by gravel pathways celebrating the historic monuments, and the stories, peoples and cultures that have traversed this historic site for millennia. A defined entry sequence and gateway to the Abara House campus will follow the eastern property line and feature low adobe walls and dignified plantings of native trees and desert landscaping.

Existing Conditions

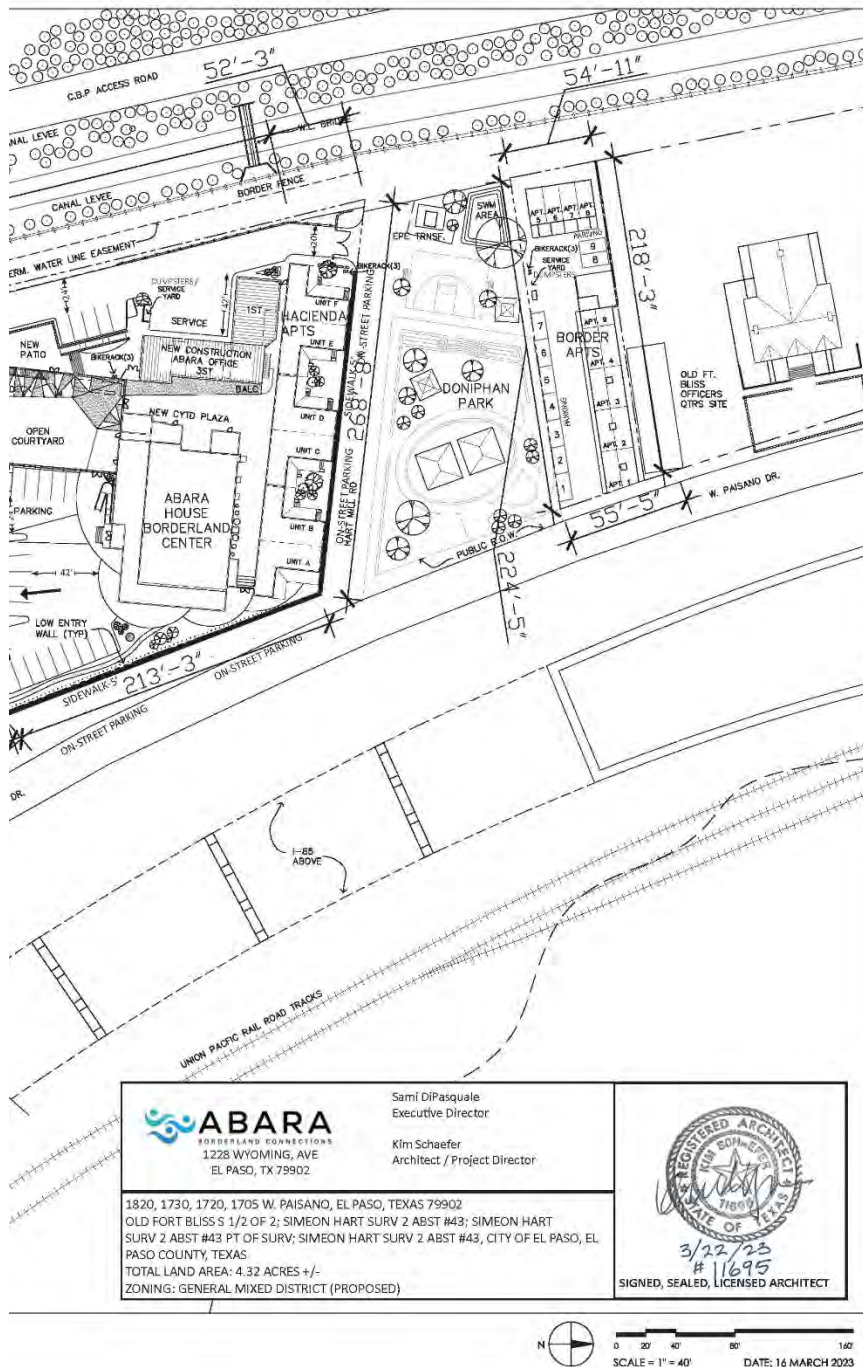


20

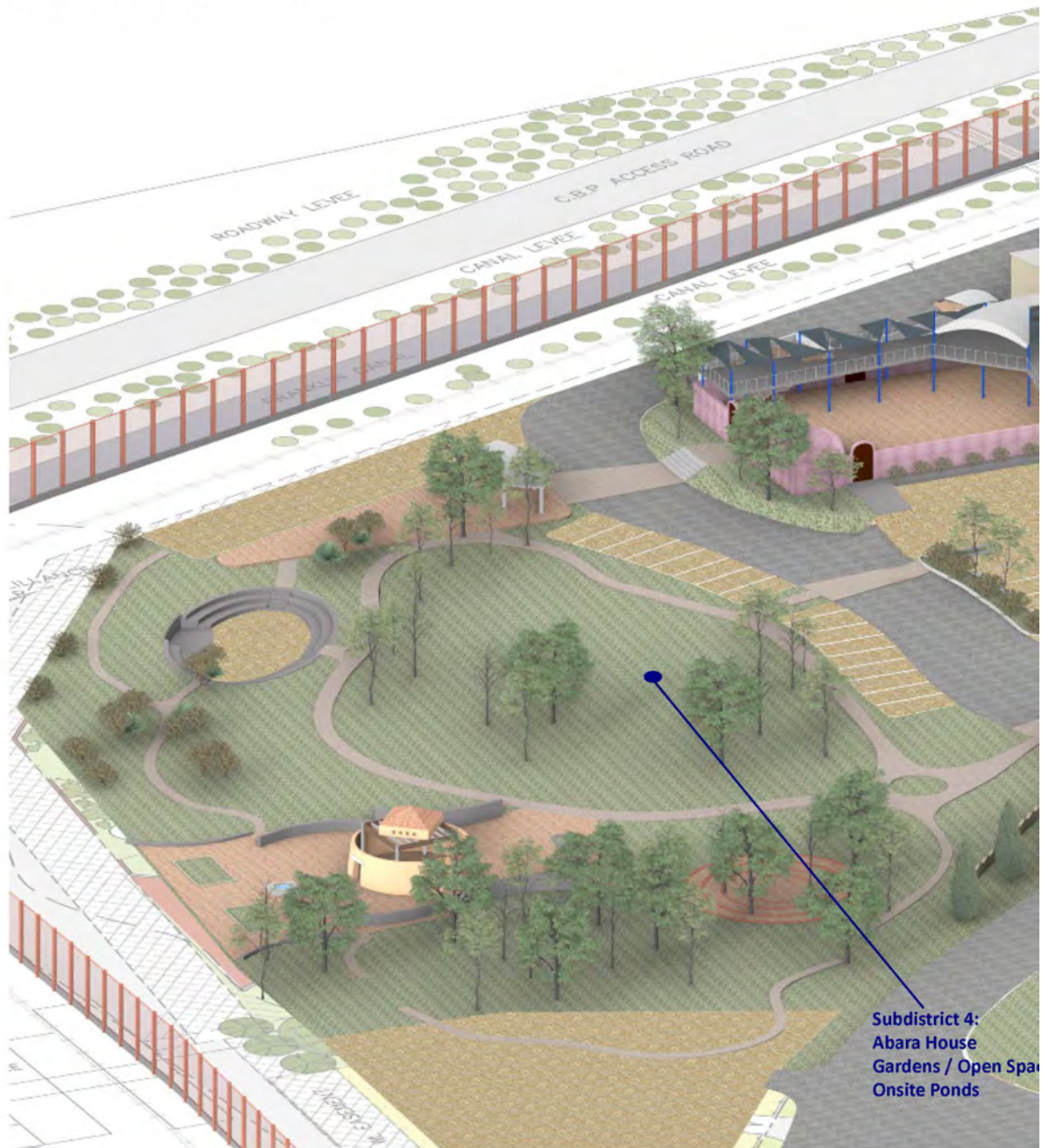
DEVELOPMENT PLAN



DEVELOPMENT PLAN



RENDERING OF DEVELOPMENT PLAN

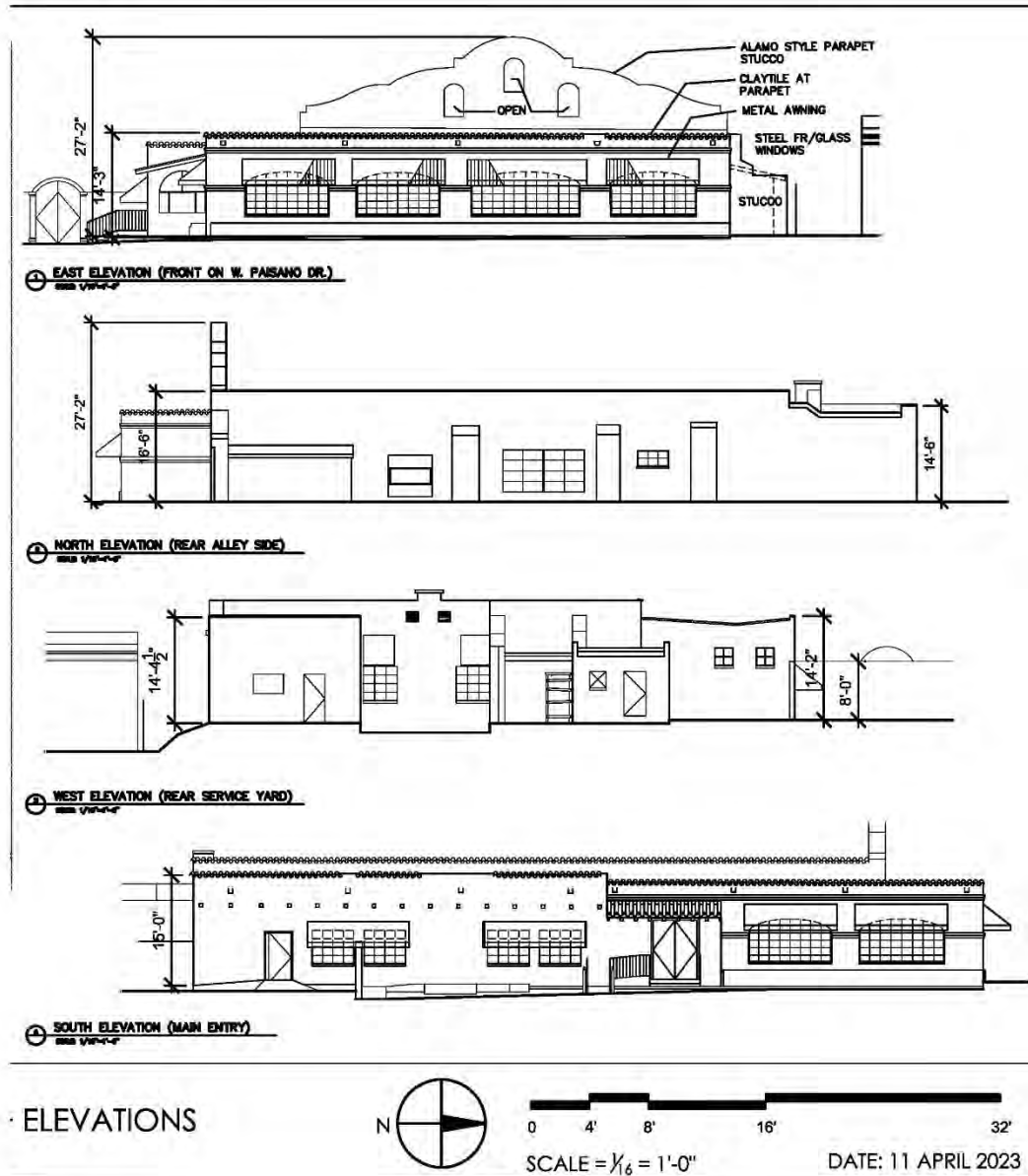


23



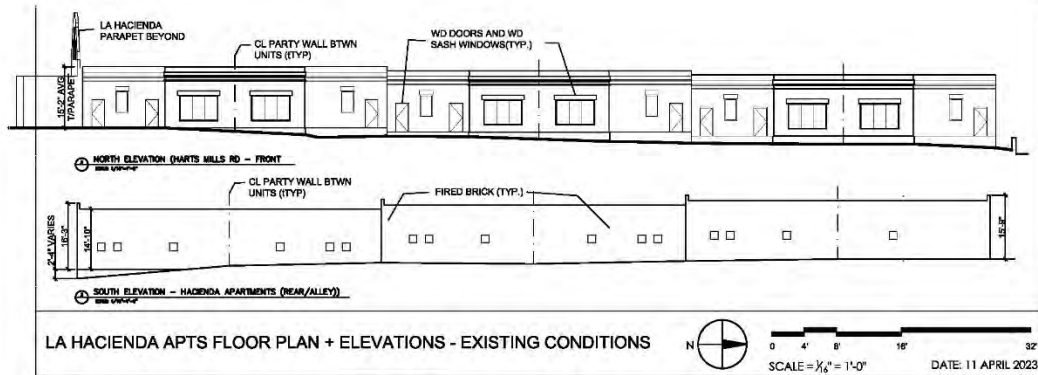
BUILDING ELEVATIONS

La Hacienda Building

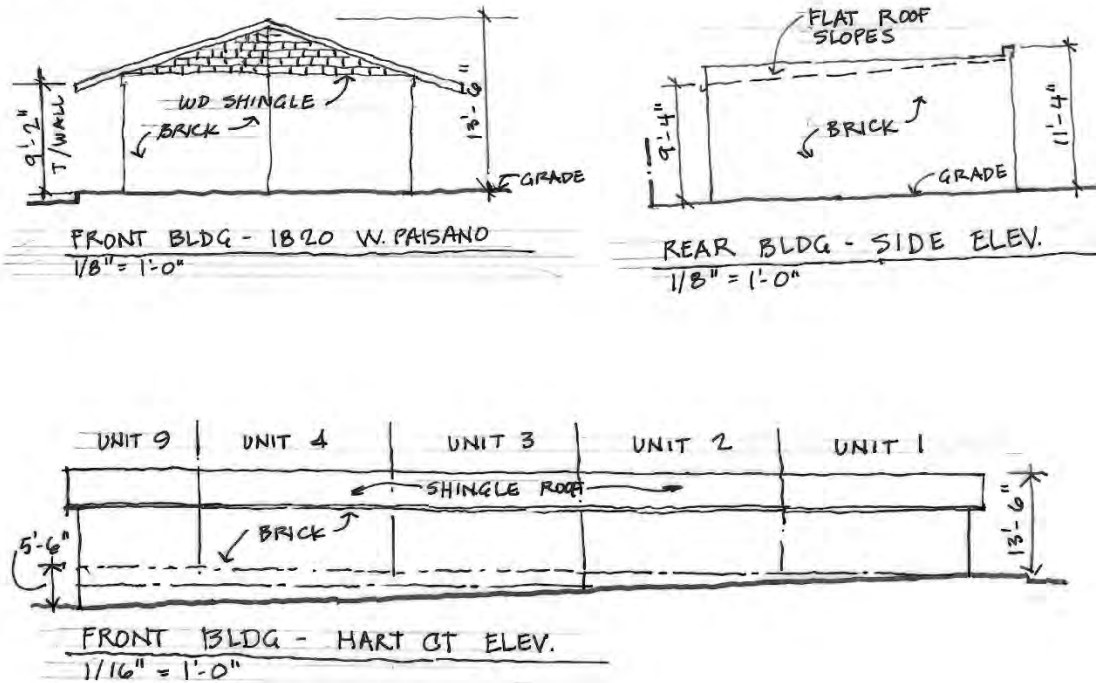


BUILDING ELEVATIONS

La Hacienda Apartments



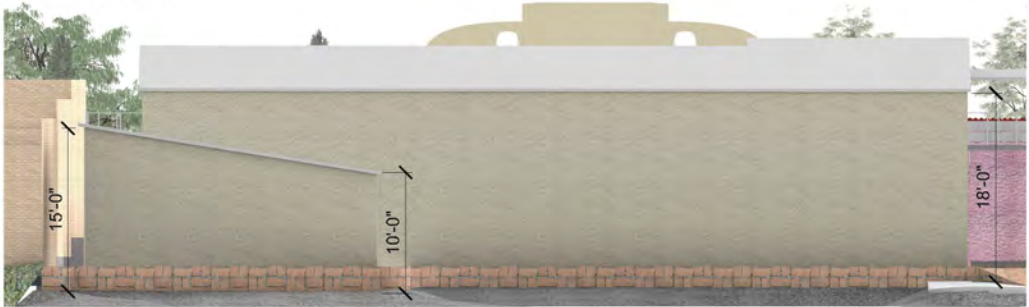
Borderland Apartments



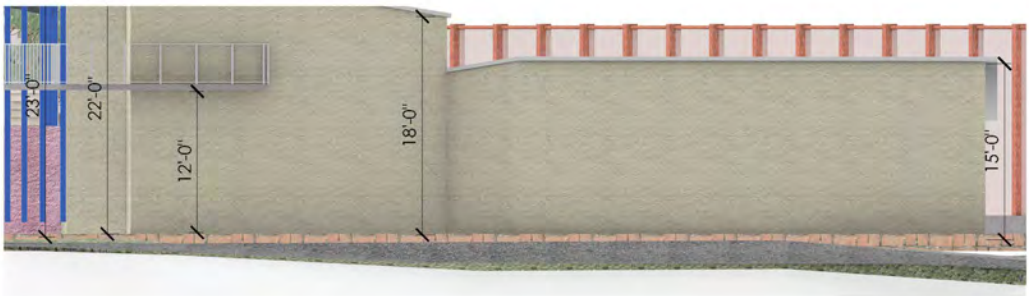
BUILDING ELEVATIONS

Abara House New Construction

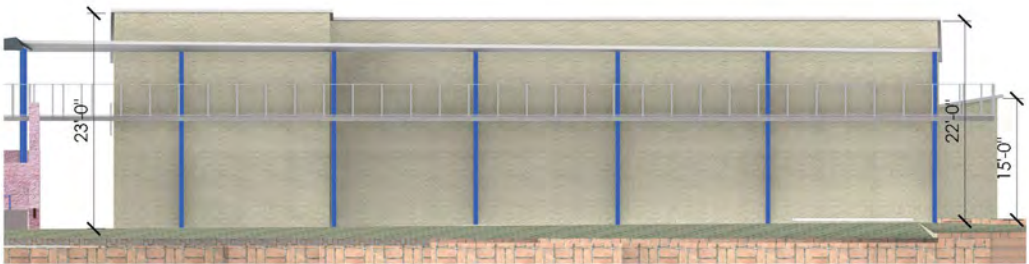
Front West Elevation



South Elevation



Rear East Elevation



ABARA HOUSE

MASTER ZONING PLAN



Sami DiPasquale
Executive Director

Kim Schaefer
Architect / Project Director

www.abara.org



Carlos Gallinar, AICP, CNU-a
Principal & Owner

www.gallinar-planning.com

ATTACHMENT 4

Planning and Inspections Department - Planning Division

Recommend approval with a condition of the rezoning and Master Zoning Plan. The condition is the following: prior to issuance of any certificates of occupancy, a sidewalk along Paisano Drive abutting the subject property must be provided in accordance with Title 19 of the El Paso City Code.

1. Further collaboration with TxDOT will be needed for any right-of-way improvements along Paisano Drive during building permitting.

Planning and Inspections Department – Plan Review & Landscaping Division

No comments received.

Planning and Inspections Department – Land Development

Recommend approval.

1. Area is currently within the 500-year flood zone area 0.2 annual chance flood. A FEMA designated arroyo Zone "A6" currently crosses into and through the subject lot, and it is in Flood Zone AE of the preliminary future FIRM maps. Take the potential of flooding hazards into careful consideration at time of development.
2. Show proposed drainage flow patterns on the site plans. Label any proposed ponding locations.
3. In order to reduce flooding, the code encourages the use of nonstructural storm water management such as the preservation of greenspace, rainwater harvesting within the 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.
4. All proposed and existing sidewalks, ADA 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: Applicable comments to be addressed during building permitting.

Fire Department

No adverse comments.

Police Department

No comments received.

Environmental Services

Provide location for refuse on plans.

Streets and Maintenance Department

Streets and Maintenance traffic engineering has no objections to the mixed-use development.

Sun Metro

No comments received.

El Paso Water

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

Water:

There is an existing 4-inch/6-inch diameter water main that extends along W Paisano Dr., located approximately 7-feet east of the west right-of-way line. This main dead-ends approximately 150-feet south of Hart Ct. This main is available for service.

There is an existing 4-inch/6-inch diameter water main that extends along Hart Ct., located approximately 5-feet south of the north right-of-way line. This main is available for service.

There is an abandoned 36-inch diameter transmission water main that extends along W Paisano Dr., located east of the properties.

There is an existing 48-inch diameter transmission water main that extends parallel to W Paisano Dr., located along the western line of the properties within a 40-foot Utility Easement. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.

EPWater records indicate two (2) active ¾-inch domestic water meters serving the subject properties. The addresses for these services are 1820 W Paisano Dr. and 1720 W Paisano Dr.

EPWater records indicate three (3) vacant water service connections (inactive meters) serving the subject properties. The addresses for these services are 2, 4, and 5 Hart Ct.

Previous water pressure from fire hydrant #756, located on the southeast corner of Hart Ct. and W Paisano Dr., has yielded a static pressure of 94 (psi), a residual pressure of 90 (psi), and a discharge of 1,463 (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 6-inch diameter force main that extends along W Paisano Dr., located approximately 40-feet east of the west right-of-way line. No service connections are allowed to this main.

There is an existing 6-inch diameter force main that extends along Hart Ct., located approximately 12-feet north of the south right-of-way line. No service connections are allowed to this main.

There is an existing 8-inch diameter sanitary sewer main that extends within a 10-foot PSB Easement along the western property lines, located approximately 2-feet east of the western property lines. This main dead-ends approximately 92-feet south of Hart Ct. This main is available for service.

General:

New water services will require paving cuts on W Paisano Dr. and Hart Ct.

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

EPWater requires a new service application to provide additional 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 – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

No comments received.

Texas Department of Transportation

1. We will not permit any work under the bridge.
2. We don't permit curb cuts onto state right way to access state right of way near the bridge as shown.

Comments to be addressed with TxDOT during building permitting.

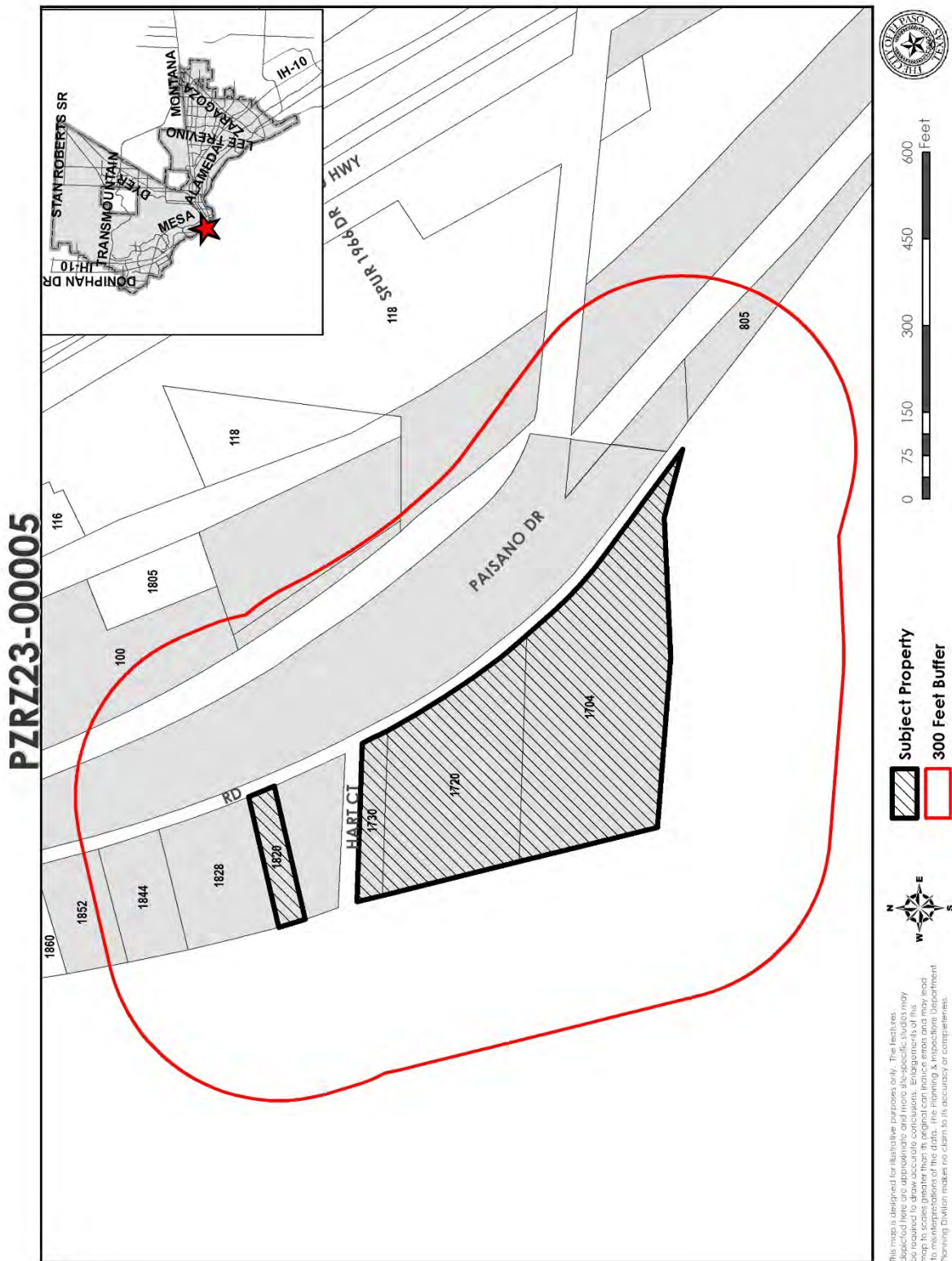
El Paso 9-1-1 District

The 911 District has no comments/concerns regarding this zoning.

El Paso County Water Improvement District #1

Not within the boundaries of EPCWID1.

ATTACHMENT 5



ATTACHMENT 6

May 3, 2023

TO: City Plan Commission of the City of El Paso
Planning Division
PO Box 1890
El Paso, Texas 79950-1890

RE: Re-Zoning of 1708, 1720, 1730 and 1820 W. Paisano Dr. – Case: PZRZ23-00005 W. Paisano.

Commissioners,

My Name is Rafael Nickolas, Jr. and I am the owner of 1908, 1932 and 1940 W. Paisano Dr. I would like to inform you that I am **completely opposed** to the rezoning of referenced neighboring properties.

I have owned the property since 2007 and have seen multiple changes throughout the years: In the early years (before the "wall" was built) the area was chaotic, to say the least, with all the migrants freely flowing across the border creating destruction and vandalizing the neighborhood; Later during the Obama years...the Border Fence ("wall") was built and the neighborhood became more secure, however, we had the Rescue Mission that allowed for constant vandalism caused by countless homeless in the area. Once TXDOT built the 375 Loop and 1966 Spurr, and the Homeless shelter was relocated, our neighborhood became one of the safest places in El Paso! And **WE WANT TO KEEP IT THAT WAY!**

The owners of referenced property, Abara Property Holdings I and II, LLC, want to change the Zoning so they can establish a "Culture Center"...This is all smoke and mirrors!

Abara operates a Migrant Shelter in the present location (1228 Wyoming Ave.) and what they really want is to operate a large scale Migrant Shelter in the proposed site.

They will tell you that this is not so, but if you scan their website, you will catch innuendos that say otherwise:

"An oasis for those under threat of displacement"

"4 acres designed as a place for GATHERING."

"They pursue and collaborate with migrant shelters"

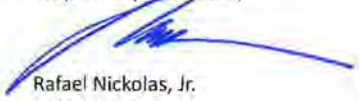
It's all about money for them...For Your Information, the Government pays Migrant Shelters \$270.00 per migrant per day. At their present site (about 5000 SF space) they house on an average of 45 migrants (their own website numbers)...imagine how many they will be able to house on a 4 Acre Site?

100 migrants generate an income of \$9,855,000 per year! (\$270.00/Migrant X 100 Migrants X 365 days per year)

I envision, with this amount of land, Abara will set up a tent city with hundreds, if not thousands of "un-vetted" migrants...I do not want to see what is happening at the Sagrado Corazon Church in our neighborhood!

I respectfully oppose the re-zoning of subject property!

Respectfully submitted,



Rafael Nickolas, Jr.
1932 W. Paisano Dr.
El Paso, Texas 79922



Legislation Text

File #: 23-881, 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 6

Planning and Inspections, Philip F. Etiwe, (915) 212-1553

Planning and Inspections, Saul Pina, (915) 212-1612

AGENDA LANGUAGE:

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

An Ordinance changing the zoning of Tract 40, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-4 (Commercial). 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 Rojas Drive and East of George Dieter Drive

Applicant: EPX Construction, PZRZ23-00010

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

AGENDA DATE: June 20, 2023
PUBLIC HEARING DATE: July 18, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Saul Pina, (915) 212-1612

DISTRICT(S) AFFECTED: District 6

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

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance changing the zoning of Tract 40, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas from R-3 (Residential) to C-4 (Commercial). 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 Rojas Drive and East of George Dieter Drive
Applicant: EPX Construction, PZRZ23-00010

BACKGROUND / DISCUSSION:

The applicant is requesting to rezone from R-3 (Residential) to C-4 (Commercial) to allow for office warehouse and restaurant. City Plan Commission recommended 6-0 to approve the proposed rezoning on May 4, 2023. As of June 13, 2023, the Planning Division has not received any communication in support or opposition to the rezoning request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? X YES ___ NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 40, O.A. DANIELSON SURVEY NO. 310, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3 (RESIDENTIAL) TO C-4 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of **Tract 40, O.A. Danielson Survey No. 310**, 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-3 (Residential)** to **C-4 (Commercial)**, as defined in Section 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

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 _____, 2023

THE CITY OF EL PASO

Oscar Leeser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning & Inspections Department

Being All of Tract 40,
O. A. Danielson Survey No. 310
City of El Paso, El Paso County, Texas
March 8, 2023

METES AND BOUNDS DESCRIPTION
Exhibit "A"

FIELD NOTE DESCRIPTION of Tract 40, O.A. Danielson Survey No. 310, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a set $\frac{1}{2}$ rebar at the common boundary corner of Lot 3, Block 1, Las Terrazas Subdivision and Tract 40, O.A. Danielson Survey No. 310 and the westerly right-of-way line of Zaragoza Road (100' R.O.W), same being the **POINT OF BEGINNING** of the herein described parcel;

THENCE, along said westerly right-of-way line, South $32^{\circ}19'00''$ West, a distance of 160.01 feet to a found $\frac{1}{2}$ inch rebar for corner along the westerly right-of-way line;

THENCE, leaving said westerly right-of-way line and along said common boundary line of Tract 40, Lot 1, Block 341, Vista del Sol Unit 69 and Lot 1, Block 23, Vista Granada Unit 3, North $57^{\circ}41'00''$ West, a distance of 1,237.59 feet to a set $\frac{1}{2}$ inch rebar for corner along the common boundary corner of Tract 40 and Lot 1, Block 23 and the easterly right-of-way line of George Dieter Drive (120' R.O.W.);

THENCE, leaving said common boundary corner and long said easterly right-of-way line of George Dieter Drive, 38.29 feet along the arc of a curve to the left whose radius is 1,380.00 feet, whose interior angle is $01^{\circ}35'23''$, whose chord bears North $01^{\circ}14'31''$ East, a distance of 38.29 feet to a point for corner;

THENCE, continuing along said easterly right-of-way line, North $00^{\circ}33'11''$ West, a distance of 151.88 feet to a set $\frac{1}{2}$ inch rebar for corner along the easterly right-of-way line and the common boundary corner of Tract 40 and Lot 1, Block 1;

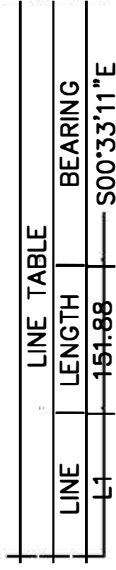
THENCE, leaving said easterly right-of-way line and along Tract 40 and Lots 1 and 2, South $57^{\circ}41'00''$ East, a distance of 1,340.35 feet to the **POINT OF BEGINNING** of the herein described parcel and containing 206,204.14 square feet or 4.7338 acres of land more or less.

CAD Consulting Co.
1790 Lee Trevino Drive. Suite 309
El Paso, Texas 79936
(915) 633-6422
I:\M&B\2023\23-0369_George Dieter & Zaragoza.wpd



*TOPOGRAPHIC,
BOUNDARY AND
IMPROVEMENTS SURVEY*

TRACT 40,



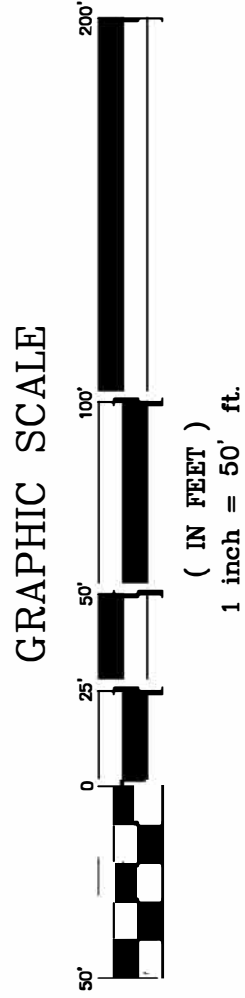
| CURVE TABLE | | | | | |
|-------------|--------|---------|----------|-------------|-------|
| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 38.29 | 1380.00 | 1°35'23" | N00°14'31"E | 38.29 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 151.88 | S00°33'11"E |

| CURVE TABLE | | | | | |
|-------------|--------|---------|----------|-------------|-------|
| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
| C1 | 38.29 | 1380.00 | 1°35'23" | N00°14'31"E | 38.29 |

TITLE COMMITMENT INFORMATION

BENCH MARK:
FOUND CITY MONUMENT AT CENTERLINE
INTERSECTION OF HENRY BRENNAN & PULLMAN DR.
BENCH MARK ELEV.= 3624.69' CITY DATUM
CONTOUR INTERVAL 1 FOOT
CONTOUR LABEL 5 FEET



CONSULTING COMPANY
1790 LEE FERRARO DRIVE SUITE 309
EL PASO, TEXAS 79936
TEL (915) 633-6422 FAX (915) 633-6424

[illegible]

North of Rojas and East of George Dieter

City Plan Commission — May 4, 2023

REZONING



CASE NUMBER: PZRZ23-00010
CASE MANAGER: Saul Pina, (915) 212-1612, PinaSJ@elpasotexas.gov
PROPERTY OWNER: Robert Pearson; Brent E. Pearson; Troy K. Belcher; Karlye N. Belcher
REPRESENTATIVE: Gallinar Planning and Development, LLC
LOCATION: North of Rojas Dr. and East of George Dieter Dr. (District 6)
PROPERTY AREA: 4.87 acres
REQUEST: Rezone from R-3 (Residential) to C-4 (Commercial)
RELATED APPLICATIONS: None
PUBLIC INPUT: None received as of April 27, 2023

SUMMARY OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for the use of office warehouse and restaurant.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the rezoning request. This recommendation is based on the consistency of the request with *Plan El Paso*, the City's adopted Comprehensive Plan and the G-4, Suburban (Walkable) future land use designation.

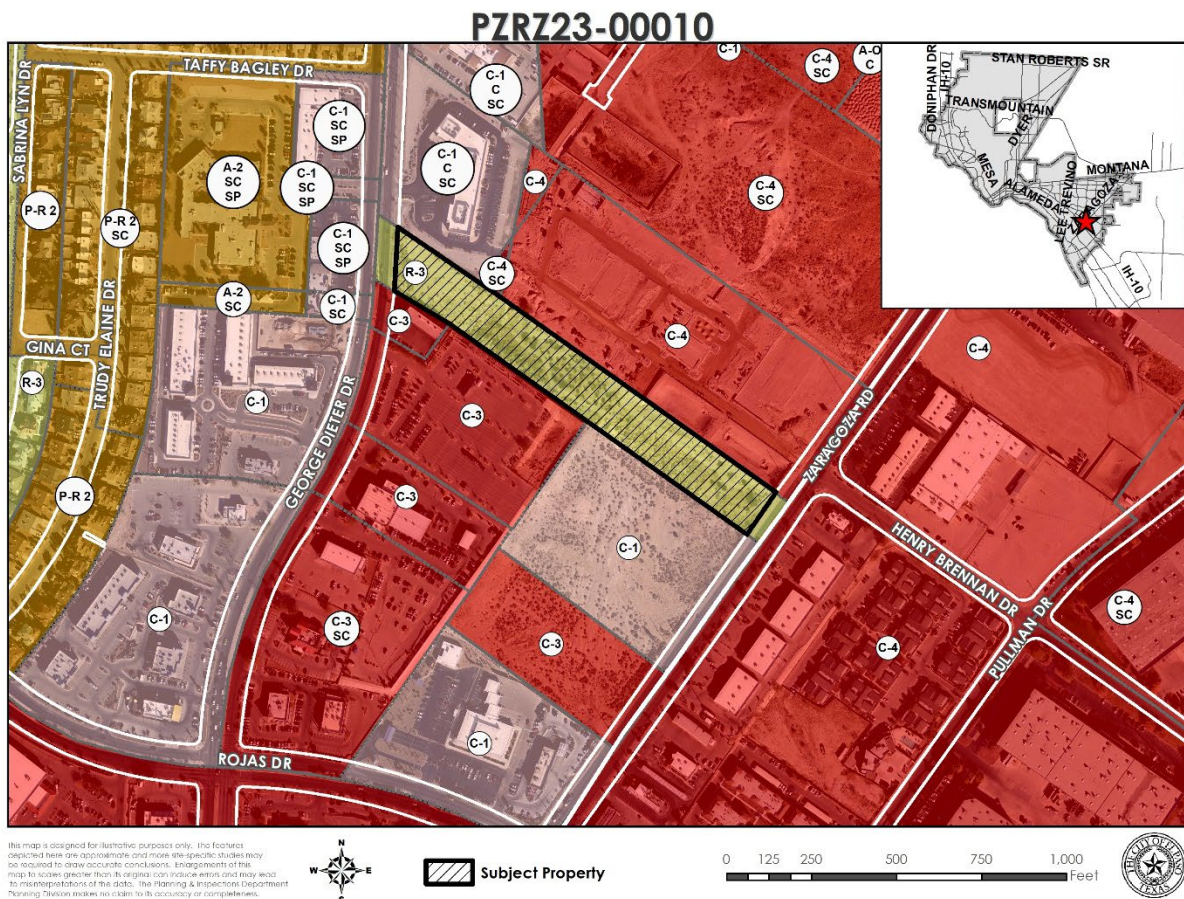


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) to allow for the use of office warehouse and restaurant. The subject property is approximately 4.87 acres in size. The conceptual site plan shows three (3) proposed office warehouse buildings and two (2) restaurant buildings. Main access to the subject property will be provided from George Dieter Drive and Zaragoza Road.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed rezoning is consistent with the various commercial uses within the immediate vicinity. Properties to the north include medical and business offices zoned C-1/c/sc (Commercial/conditions/special contract) and C-4 (Commercial); properties to the south include an automobile (sales, service, storage, and rental) establishment and a vacant lot zoned C-3 (Commercial) and C-1 (Commercial); properties to the east include a shopping center zoned C-4 (Commercial); and properties to the west include medical offices zoned C-1/sc/sp (Commercial/special contract/special permit). The nearest school, Myrtle Cooper Elementary School, is located 0.8 miles and the nearest park, Blackie Chesher Park, is located 1.2 miles in proximity to the subject property.

| REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors: | |
|---|--|
| Criteria | Does the Request Comply? |
| <p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p> | <p>Yes. The proposed development is compatible with the future land use designation as it will integrate well with the abutting commercial establishments and provide uses previously not available.</p> |
| <p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial): The purpose of this district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p> | <p>Yes. The proposed zoning is compatible with the surrounding zoning districts as the proposed office warehouse and restaurant use will integrate with existing commercial areas.</p> |
| <p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed rezoning is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p> | <p>Yes. The subject property will have access to both George Dieter Drive and Zaragoza Road, which are designated as major arterials in the City's Major Thoroughfare Plan. The classification of these roads is appropriate for the proposed development as both George Dieter and Zaragoza connect to other commercial establishments within the immediate vicinity.</p> |
| THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS: | |

| REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider 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 area plans, including land-use maps in those plans. | None. The 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 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. For the last 10 years, the surrounding properties have been rezoned to allow for commercial uses. |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | The existing residential zoning that the subject property has is inappropriate due to the commercial zoning and uses surrounding the property. With the change in zone from residential to commercial, the subject property will now be compatible with its surroundings. |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: Access to the subject property is proposed from both George Dieter Drive and Zaragoza Road, two roads classified as major arterials on the City of El Paso's Major Thoroughfare Plan (MTP) and are adequate for the proposed development. The proposed development will require the necessary street improvements, such as sidewalks and driveways, to provide pedestrian and vehicular access to the site. Several bus stops are located on George Dieter Drive, with the closest 0.02 miles away.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: Due to the conceptual plan not being reviewed for compliance, the applicant will need to address some of the departmental comments prior to the issuance of building permits.

PUBLIC COMMENT: The subject property does not lie within any neighborhood association. Public notice was sent to property owners within 300 feet of the subject property on April 21, 2023. As of April 27, 2023, the Planning Division has not received any communication in support or opposition to 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:

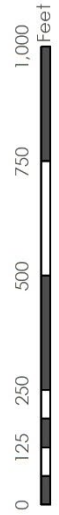
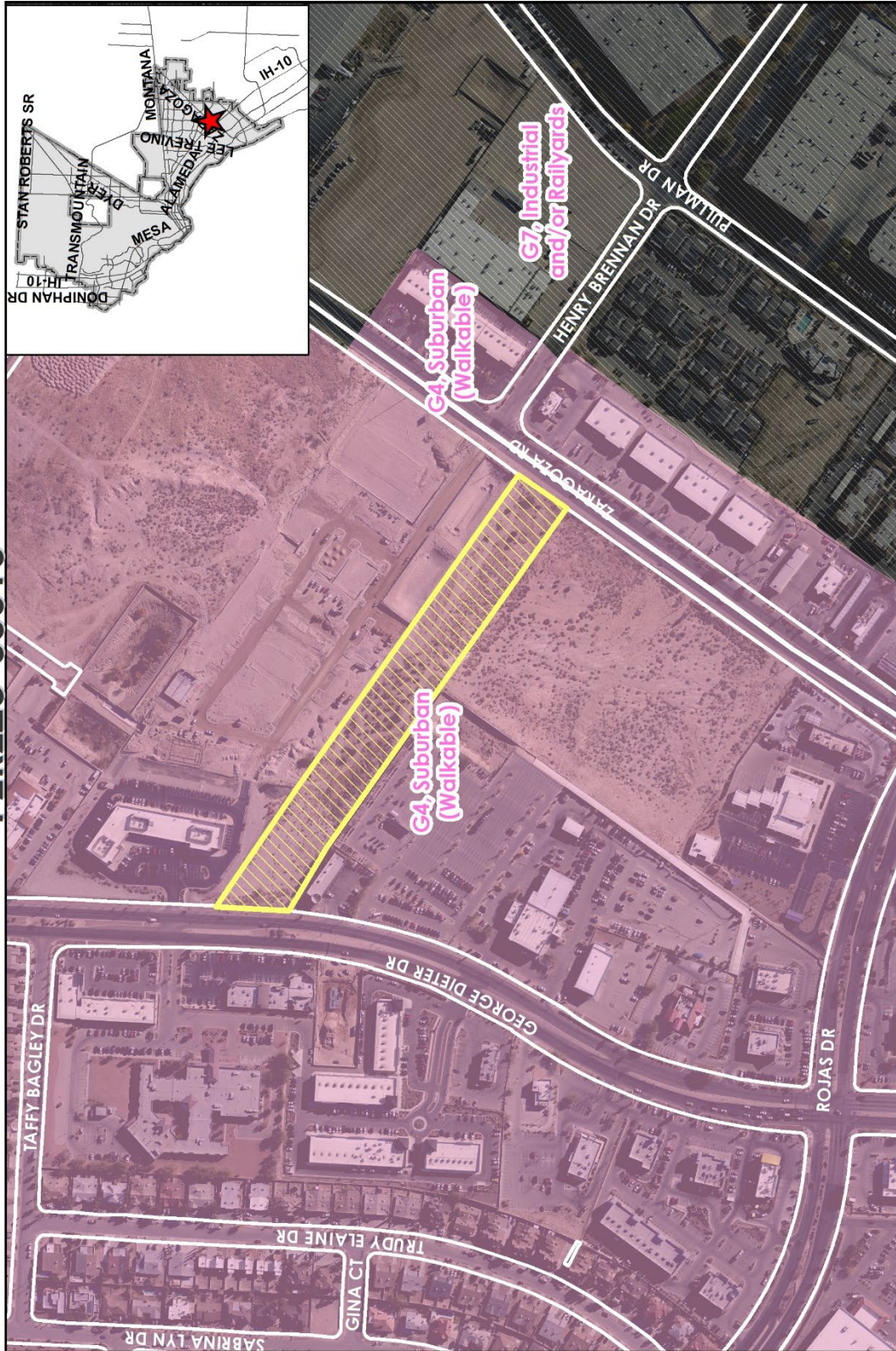
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
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. Conceptual Plan
3. Department Comments
4. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZRZ23-00010



Subject Property



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map 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.

**NEW BUSINESS CENTER & COMMERCIAL PADS
FOR GEORGE DIETER AT ZARAGOZA**

DATE: JANUARY 20/2023 RAM

SCALE: 1" = 100'-0"

23-404-D-SITE PLAN.DWG

ATTACHMENT 3

Planning and Inspections Department - Planning Division

Staff recommends approval of the rezoning request.

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval:

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 and obtain approval from TxDOT at the time of grading permit (Zaragoza Rd)
2. Provide new 5' concrete sidewalk abutting property line along R.O.W. and according to ADA requirements.
3. Driveways must be between 25'– 35' feet wide as per DSC 6-16.
4. Add general note to both the preliminary and final plat sheets: "The retention of all storm-water runoff discharge volume is required within this subdivision's limits in compliance with all provisions of (Muni-Code 19.19.010A, DSC, and DDM Section 11.1)."
5. 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.

Note: Comments to be addressed during the building permit stage.

Fire Department

Recommend approval:

No adverse comments.

Police Department

No comments provided.

Environment Services

Have trash locations with enough room for a 26-foot truck to get around.

Note: Comments to be addressed during the building permit stage.

Streets and Maintenance Department

Recommend approval:

No objections to the rezoning request.

Sun Metro

No comments provided.

El Paso Water

No objections to the rezoning request.

Water:

There is an existing 36-inch diameter water main that extends along east portion of Zaragoza Road. 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.

There is an existing 12-inch diameter water main that extends along George Dieter Drive located approximately 43-feet west of the east right-of-way line. This water main is available for service.

Previous water pressure readings from fire hydrant # 05772 located on the southeast corner of Henry Brennan Drive and Pullman Drive, yielded a static pressure of 116 psi, a residual pressure of 88 psi and a discharge of 1,501 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.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends along George Dieter Drive located approximately 55-feet west of the east right-of-way line. This sanitary sewer main is available for service.

There is an existing 8-inch sanitary sewer main that extends along Zaragoza Road located approximately 9 feet east of the property. This main is available for service.

General:

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

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:

The proposed ponding areas shown, shall have enough capacity to hold the developed runoff for a designated 100-yr. storm event. Label the pond as "Private".

Texas Department of Transportation

This proposed layout does not meet the spacing for the two driveways shown. Please have the requestor resubmit revised plans to TxDOT for review by the Access Management Committee.

Note: To be addressed prior to building permitting stage.

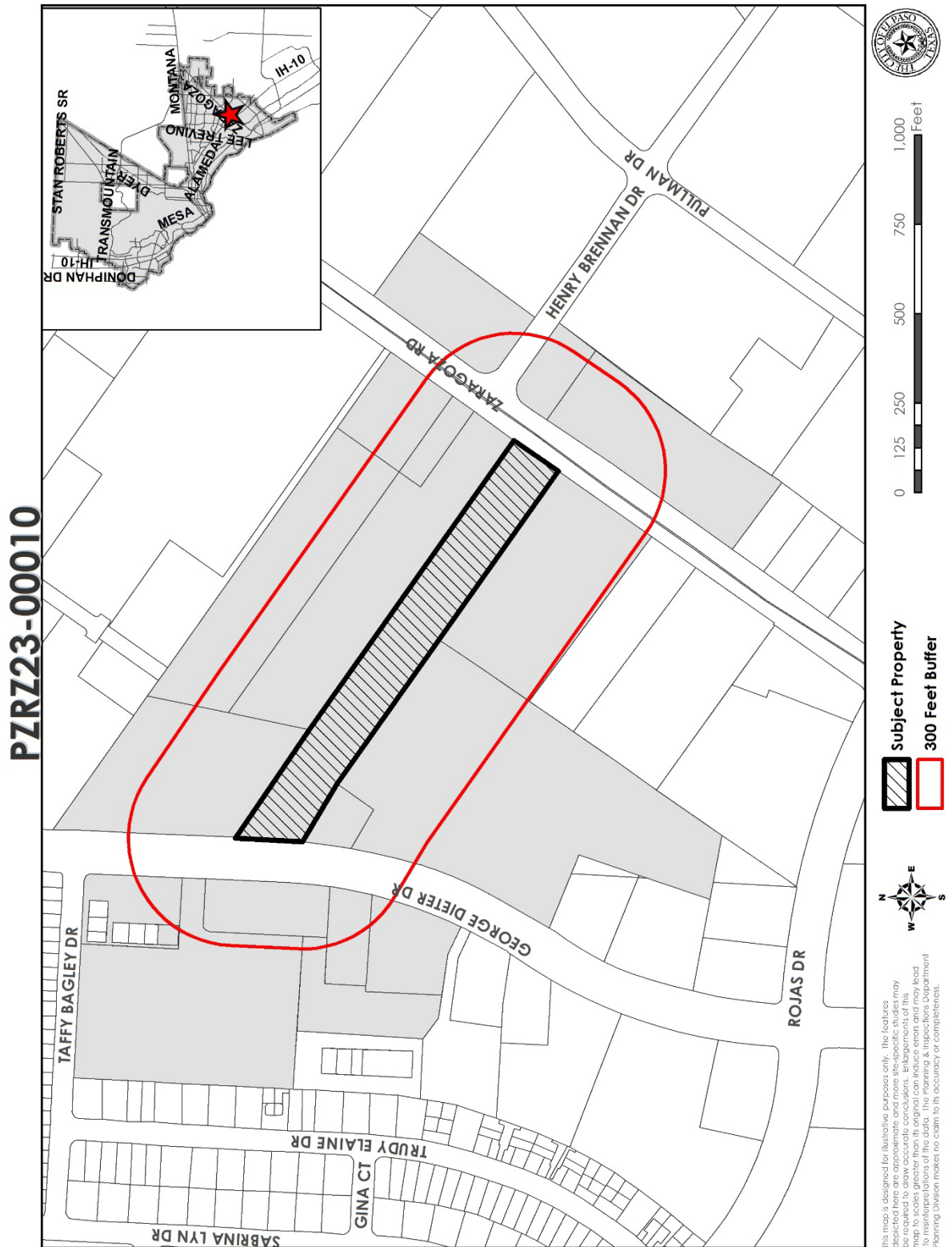
El Paso 9-1-1 District

No comments/concerns regarding the rezoning request.

El Paso County Water Improvement District

No comments provided.

ATTACHMENT 4





Legislation Text

File #: 23-934, 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 2, 3, 4, 5, 6, 7 and 8

Airport, David Panko, (915) 212-0480

AGENDA LANGUAGE:

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

Discussion and action that the City Council approves the submission to the Foreign-Trade Zones Board of an application to expand Foreign-Trade Zone 68 existing sites and to add new sites more fully described on Exhibit A of the resolution (FTZ Expansion Application), that the City Manager, or his designee, be authorized to sign the application and related documents to expand and modify Foreign-Trade Zone 68; and urges the Foreign-Trade Zones Board approval of the application on an expedited basis.

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

DEPARTMENT: Airport

AGENDA DATE: July 18, 2023

PUBLIC HEARING DATE: N/A

CONTACT PERSON NAME AND PHONE NUMBER: David Panko, 915-212-0480

DISTRICT(S) AFFECTED: District 2, 3, 4, 5, 6, 7, & 8

STRATEGIC GOAL 1: Cultivate an environment conducive to strong, economic development.

SUBJECT:

That the City Council approves the submission to the Foreign-Trade Zones Board of an application to expand Foreign-Trade Zone 68 existing sites and to add new sites more fully described on Exhibit A (FTZ Expansion Application), that the City Manager, or his designee, be authorized to sign the application and related documents to expand and modify Foreign-Trade Zone 68; and urges the Foreign-Trade Zones Board approval of the application on an expedited basis.

BACKGROUND / DISCUSSION:

Foreign Trade Zone 68 currently has 3448 acres designated as FTZ authorized land in the City of El Paso. These are parcels of land that are strategically located throughout El Paso covering industrial parks and stand-alone facilities. The Foreign Trade Zone 68 Expansion will be the 6th expansion of FTZ 68 since its inception in 1982, and the first expansion in the last 19 years. We will submit an Application to Reorganize/Expand an Existing Zone under the Alternative Site Framework (ASF) to the Foreign Trade Zones Board, US Department of Commerce, Washington, D.C., for their approval. These parcels are located in; El Paso City (Districts 2, 3, 4, 5, 6, 7, and 8), Town of Horizon City, City of Socorro, El Paso County (Precincts 1, 2, & 3), El Paso Community College (Districts 2, 3, 4, 6, and 7), the El Paso Independent School District (Districts 1, & 3), the Socorro Independent School District (Districts 2, 3, 4, and 5), and the Ysleta Independent School District (Districts 1, 3, 6, and 7).

The City of El Paso has a grant authority to establish, operate, and maintain FTZ 68 within the El Paso County. It is known as the Grantee of FTZ 68, which is operated through the Aviation Department's FTZ Administrative office. The zone helps expedite and encourage foreign commerce in the El Paso region and desires to add these parcels into FTZ boundaries through an ASF Reorganization/Expansion process with the US Foreign Trade Zones Board, US Department of Commerce.

The industrial and commercial economy has grown tremendously over the last 19 years with many industrial parks expanding and new industrial parks being constructed. The vacancy rate for large industrial and commercial properties has been at an all-time low for the last few years with forecasts predicting this to continue into the next few years. The infrastructure for roads has been improving with many projects including the I-10 Connect, the Montana Expressway, Spur 601, and Loop 375 improving the traffic flow in the El Paso region.

The ASF Reorganization/Expansion application is the process to expand the boundaries for FTZ 68, and is the method to keep the FTZ designated boundaries viable for industry, trade, and commerce.

Once the El Paso City Council approves the Expansion application, we will secure supporting letters from each of the taxing entities and US Customs and Border Protection. Once coordination with the affected taxing entities, FTZ 68 will submit the Expansion application to the Foreign Trade Zones Board in Washington, D.C. for final approval. The taxing entities are the City of El Paso (approved via this Resolution), El Paso County, El Paso Community College, Town of Horizon City, City of Socorro, the El Paso Independent School District, the Ysleta Independent School District, and the Socorro Independent School District.

The Exhibit A shows the locations of the planned FTZ boundaries of the new parcels in relation to other FTZ 68 boundaries.

PRIOR COUNCIL ACTION:

The Council approved the last Foreign Trade Zone Expansion on March 23, 2004.

AMOUNT AND SOURCE OF FUNDING:

Not applicable.

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

DEPARTMENT HEAD:



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

RESOLUTION

WHEREAS, the City of El Paso, a political subdivision of the State of Texas, has received authority from the Legislature of the State of Texas and the Foreign-Trade Zones Board to establish and maintain a foreign-trade zone at the Port of El Paso (Foreign-Trade Zone 68);

WHEREAS, the City of El Paso is the Grantee of Foreign-Trade Zone 68;

WHEREAS, the City of El Paso has received requests to expand Foreign-Trade Zone 68 in various sites in the City of El Paso and other locations in El Paso County, in order to make Magnet Sites for industrial park areas to meet the demand for zone space in these growing regions of the City and County; and

WHEREAS, the City Council believes it is in the best interest of Foreign-Trade Zone 68 that the City of El Paso complete and file a formal application to expand Foreign-Trade Zone 68 to include proper sites described in Exhibit A and to comply with applicable requirements specified in Sections 400.21 to 400.29 of the Regulations of the Foreign-Trade Zones Board, under the U.S. Foreign-Trade Zones Act of 1934, as amended.

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

That the City Council approves the submission to the Foreign-Trade Zones Board of an application to expand Foreign-Trade Zone 68 existing sites and to add new sites more fully described on Exhibit A (FTZ Expansion Application), that the City Manager, or his designee, be authorized to sign the application and related documents to expand and modify Foreign-Trade Zone 68; and urges the Foreign-Trade Zones Board approval of the application on an expedited basis;

APPROVED AND ADOPTED this _____ day of _____, 2023.

CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:




Leslie B. Jean-Pierre
Assistant City Attorney

APPROVED AS TO CONTENT:



Samuel Rodriguez, P.E.
Director of Aviation



David R. Panko
Foreign Trade Zone Manager

Exhibit A

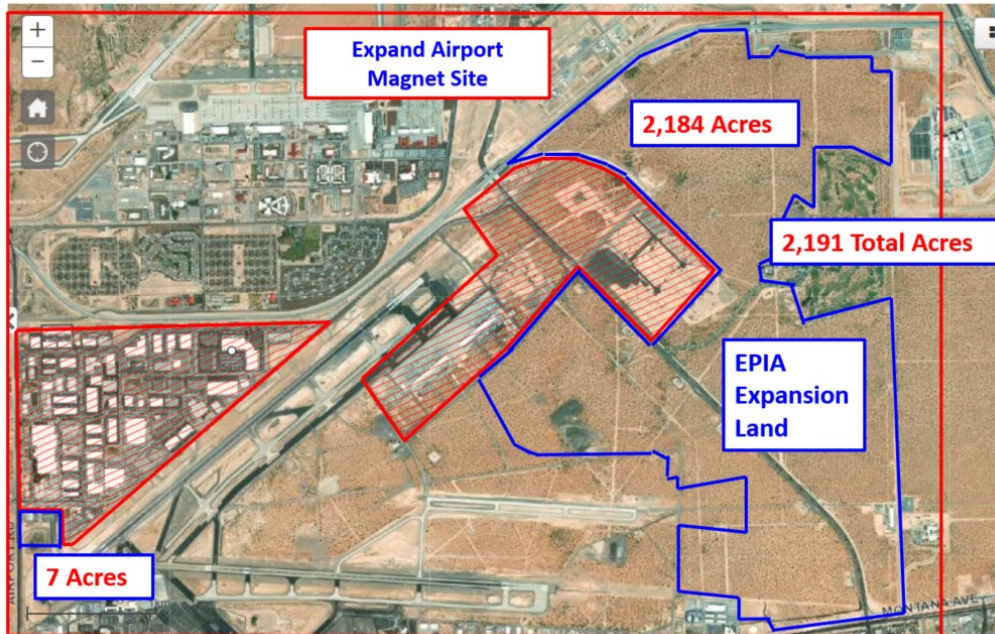
The following maps show the expansion sites and the new sites of the Foreign Trade Zone (FTZ) 68.

Expansion at the El Paso International Airport to align with the development activities currently underway.

FTZ 68 Expansion 6 – 2023

Site 1

Current – Red Lined
Expansion – Blue Lined



Expansion of Site 2, which is the Zaragoza Magnet Site near the Ysleta Port of Entry.

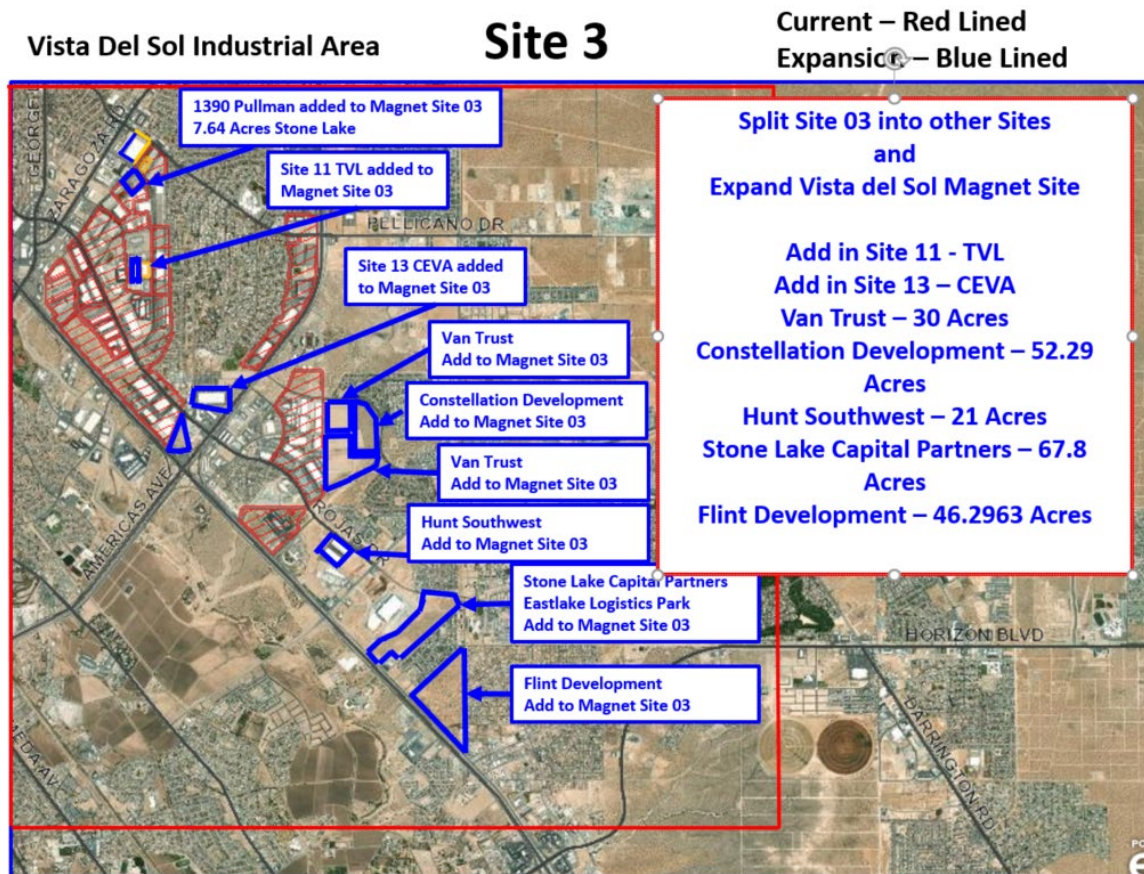
FTZ 68 Expansion 6 – 2023

Site 2

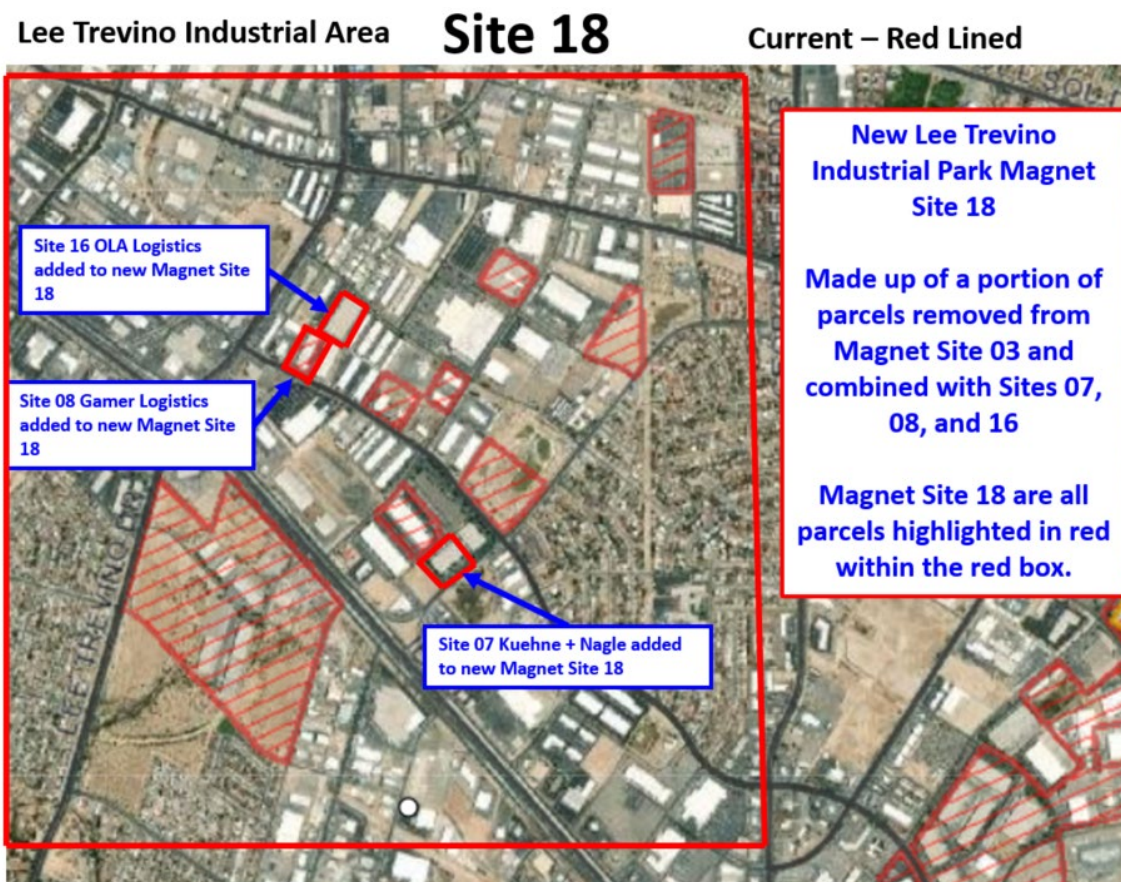
Current – Red Lined
Expansion – Blue Lined



The breaking up of Site 3 to create the Vista Del Sol Industrial Area and create two new sites (Site 18 and Site 19) and expanding the contiguous parcels in Site 3.

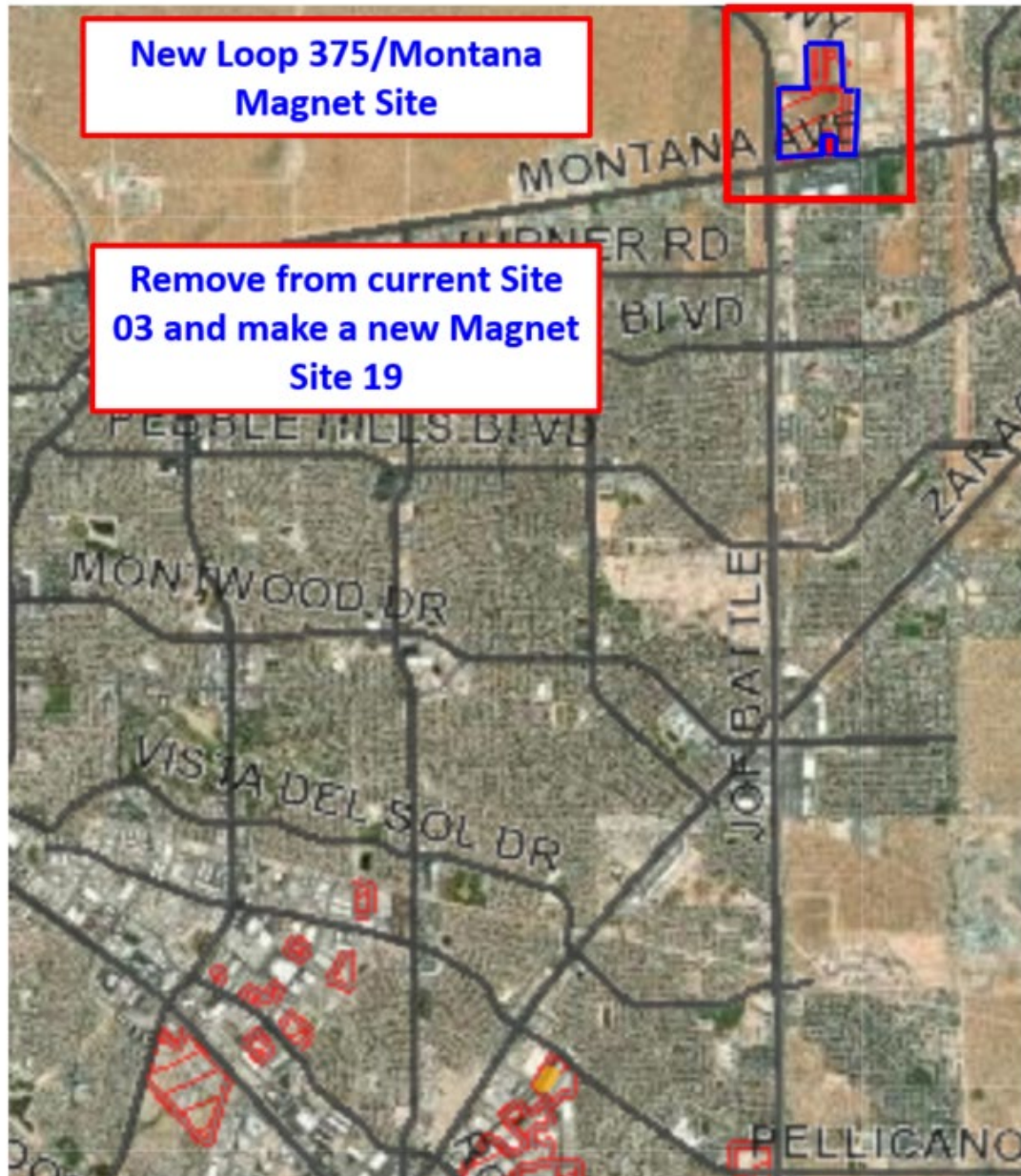


New Magnet Site created from Site 3, Site 18 the Lee Trevino Industrial Area Magnet Site.



New Magnet Site created from Site 3, Site 19 the Loop 375/Montana Magnet Site.

FTZ 68 Expansion - 2023 **Site 19** Current – Blue Lined

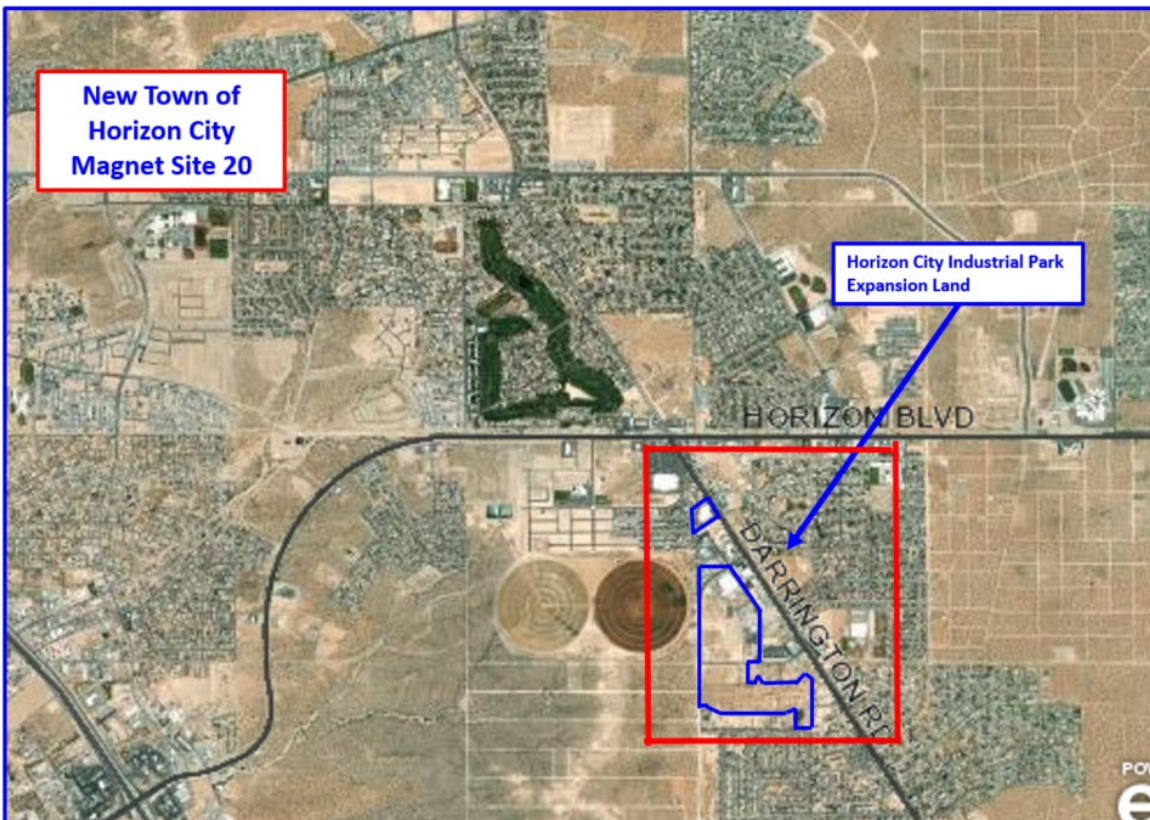


The new Magnet Site, located in the Town of Horizon City. This will be Site 20

FTZ 68 Expansion – 2023
Horizon City Industrial Park

Site 20

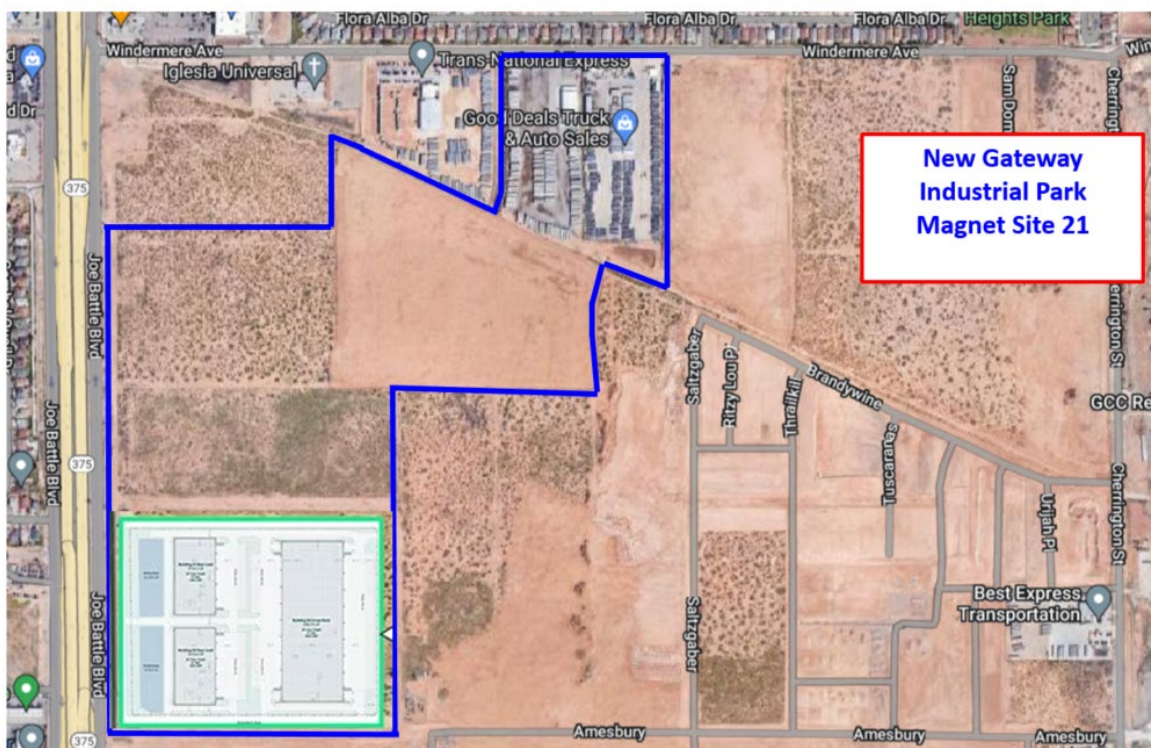
Expansion – Blue Lined



New Magnet Site in East El Paso on Joe Battle/Loop 375 and Windermere Avenue. This will be site 21 the Gateway Industrial Park Magnet Site.

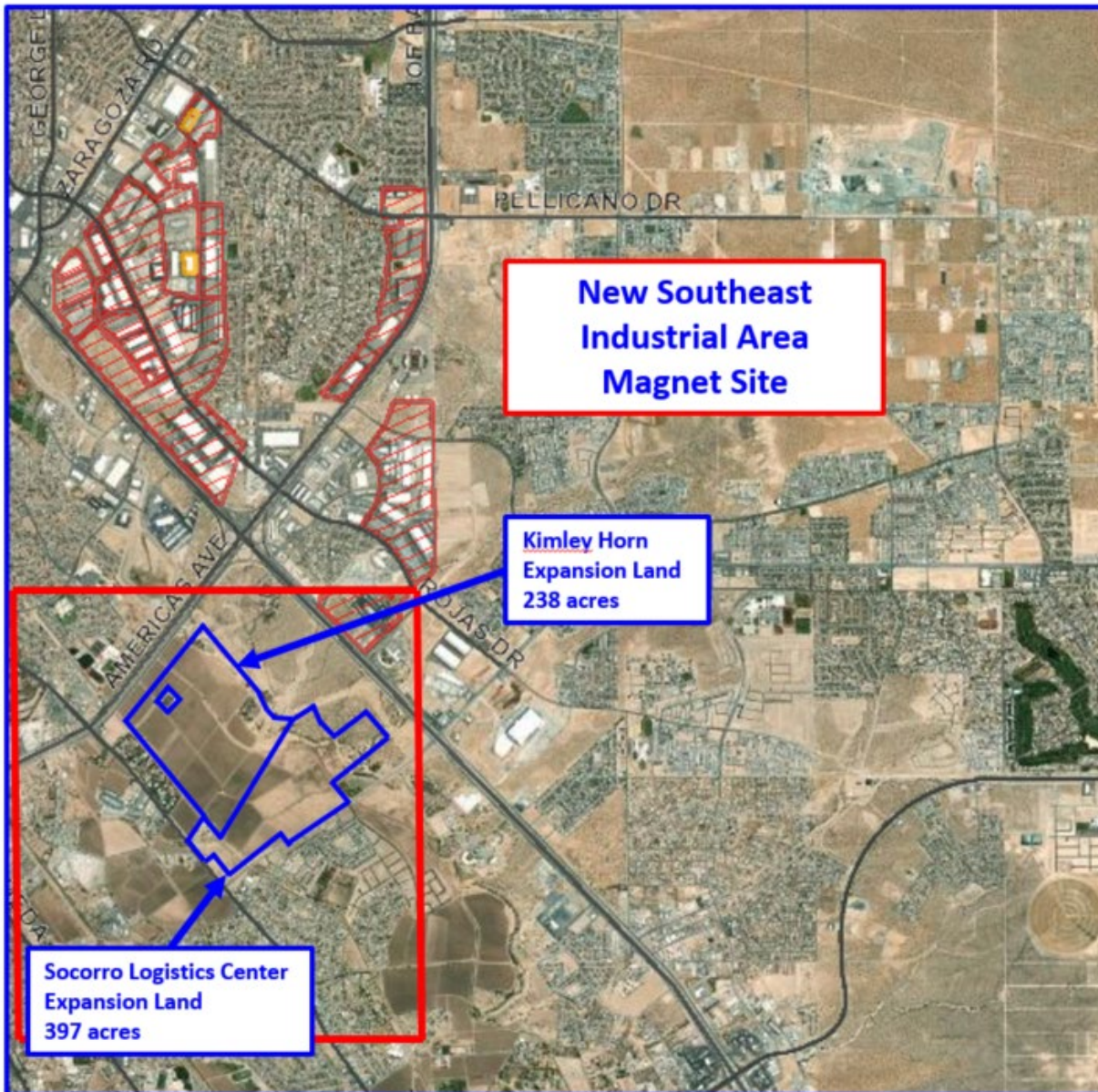
FTZ 68 New Gateway Industrial Park Magnet Site

Site 21



New Magnet Site located in both El Paso County and City of Socorro. This is Site 22 the Southeast Industrial Area and made up of two developments; the Kimley Horn development in El Paso County and the Socorro Logistics Center in the City of Socorro.

FTZ 68 Expansion - 2023 **Site 22** Expansion – Blue Lined





Legislation Text

File #: 23-972, 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 Manager's Office, Robert Cortinas, (915) 212-1067

AGENDA LANGUAGE:

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

Discussion and action on the Resolution that the City reviewed and approves the issuance of the Unlimited Tax Bonds, Series 2023 by Paseo Del Este Municipal Utility District No. 7 with the acknowledgement that the issuance of such bonds does not constitute debt issuance by the City of El Paso.

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

DEPARTMENT: City Manager's Office

AGENDA DATE: September 13, 2022

PUBLIC HEARING DATE: N/A

CONTACT PERSON NAME AND PHONE NUMBER: Robert Cortinas, Chief Financial Officer (915) 212-1067

DISTRICT(S) AFFECTED: All Districts

STRATEGIC GOAL: Goal 6: Set the Standard for Sound Governance and Fiscal Management

SUBGOAL: 6.5

SUBJECT:

Discussion and action on the resolution that the City reviewed and approves the issuance of the Unlimited Tax Bonds, Series 2023 by Paseo Del Este Municipal Utility District No. 7 with the acknowledgement that the issuance of such bonds does not constitute debt issuance by the City of El Paso.

BACKGROUND/ DISCUSSION:

On December 2, 2002, the City of El Paso approved a resolution consenting to the creation of Paseo Del Este Municipal Utility Districts No. 1-9 in the City of El Paso's Extraterritorial Jurisdiction for the purpose of providing water and wastewater facilities for the land within those Districts.

Paseo Del Este MUD No. 7, a political subdivision of the State of Texas, is located in El Paso County (the "District No. 7"), was created by division of Paseo del Este Municipal Utility District (the "Original District") pursuant to a division order adopted by the Original District on March 27, 2003, and operates pursuant to Chapter 443, Acts of the Texas Legislature, Regular Session, 1997 (the "Act") and Chapters 49 and 54, Texas Water Code.

The District No. 7 and nine other districts in the Paseo del Este development in eastern El Paso County known as Paseo del Este MUD Nos. 2, 3, 4, 5, 6, 8, 9, 10, and 11 have entered into a contract with the Master District (MUD No. 1) to coordinate the development of water, wastewater, and drainage facilities to serve the area within all the Paseo del Este Districts.

The District No. 7 presently contains approximately 323.640 acres of land located in the southeast portion of El Paso County approximately 15 miles east of the central area of the City of El Paso, Texas. At ultimate development, the District is projected to serve 1,468 Equivalent Single-Family Connections.

PRIOR COUNCIL ACTION:

The District No. 7 has previously issued three series of unlimited tax bonds, of which an aggregate principal amount of \$8,315,000 currently remains outstanding prior to the issue of the Bonds.

AMOUNT AND SOURCE OF FUNDING: N/A

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

DEPARTMENT HEAD:



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

RESOLUTION

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 Utility District No. Seven ("M.U.D. No. 7") requested review and approval of the issuance of the Unlimited Tax Bonds, Series 2023 Bonds by M.U.D. No. 7 (the "Series 2023 Bonds"); and

WHEREAS, the City reviewed the proposed issuance of Series 2023 Bonds by M.U.D. No. 7 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 2023 Bonds in the estimated amount of \$4,380,000, by Paseo Del Este Municipal Utility District No. 7, with the acknowledgement that the issuance of such bonds does not constitute debt issuance by the City of El Paso.

APPROVED THIS _____ DAY OF _____, 2023.

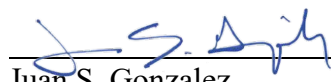
CITY OF EL PASO:

ATTEST:

Oscar Lesser, Mayor

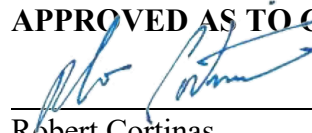
Laura Prine, City Clerk

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Robert Cortinas
Chief Financial Officer

PRELIMINARY OFFICIAL STATEMENT DATED JULY 31, 2023

THE DELIVERY OF THE BONDS IS SUBJECT TO THE OPINION OF BOND COUNSEL AS TO THE VALIDITY OF THE BONDS AND TO THE EFFECT THAT INTEREST ON THE BONDS IS EXCLUDABLE FROM GROSS INCOME FOR FEDERAL INCOME TAX PURPOSES UNDER STATUTES, REGULATIONS, COURT DECISIONS, AND PUBLISHED RULINGS EXISTING ON THE DATE THEREOF, SUBJECT TO THE MATTERS DESCRIBED UNDER "TAX EXEMPTION" HEREIN, INCLUDING THE ALTERNATIVE MINIMUM TAX ON CERTAIN CORPORATIONS.

THE DISTRICT EXPECTS TO DESIGNATE THE BONDS AS "QUALIFIED TAX-EXEMPT OBLIGATIONS" FOR FINANCIAL INSTITUTIONS

NEW ISSUE - Book Entry Only

\$4,380,000

PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 7

(A political subdivision of the State of Texas located within El Paso County)

UNLIMITED TAX BONDS, SERIES 2023

Dated: September 15, 2023

Due: August 15, as shown below

Principal of the Bonds will be payable at stated maturity or redemption upon presentation of the Bonds at the principal payment office of the paying agent/registrar, initially BOKF, NA, (the "Paying Agent/Registrar") in Dallas, Texas. Interest on the Bonds will accrue from the date of delivery of the Bonds (expected to be September 19, 2023), and is payable on February 15, 2024, and on each August 15 and February 15 thereafter until the earlier of maturity or redemption. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof. Interest will be calculated on the basis of a 360 day year of twelve 30 day months. The Bonds are subject to redemption prior to maturity as shown below.

The Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. Beneficial owners of the Bonds will not receive physical certificates representing the Bonds, but will receive a credit balance on the books of the nominees of such beneficial owners. So long as Cede & Co. is the registered owner of the Bonds, the principal of and interest on the Bonds will be paid by the Paying Agent/Registrar directly to DTC, which will, in turn, remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. See "BOOK-ENTRY-ONLY SYSTEM."

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES AND INITIAL REOFFERING YIELDS

| Due Aug. 15 | Principal Amount ^(a) | Interest Rate | Initial Reoffering Yield ^(b) | CUSIP Number ^(d) | Due Aug. 15 | Principal Amount ^(a) | Interest Rate | Initial Reoffering Yield ^(b) | CUSIP Number ^(d) |
|----------------|------------------------------------|------------------|---|--------------------------------|----------------|------------------------------------|------------------|---|--------------------------------|
| 2025 | \$ 95,000 | | | | 2037 | \$ 130,000 | | | |
| 2026 | 95,000 | | | | 2038 | 140,000 | | | |
| 2027 | 100,000 | | | | 2039 | 145,000 | | | |
| 2028 | 100,000 | | | | 2040 | 150,000 | | | |
| 2029 | 105,000 | | | | 2041 | 155,000 | | | |
| 2030 | 110,000 | | | | 2042 | 160,000 | | | |
| 2031 | 110,000 | | | | 2043 | 165,000 | | | |
| 2032 | 120,000 | | | | 2044 | 170,000 | | | |
| 2033 | 120,000 | | | | 2045 | 315,000 | | | |
| 2034 | 120,000 | | | | 2046 | 330,000 | | | |
| 2035 | 125,000 | | | | 2047 | 580,000 | | | |
| 2036 | 130,000 | | | | 2048 | 610,000 | | | |

- (a) The Initial Purchasers (as defined herein) may designate one or more maturities as term bonds. See accompanying "OFFICIAL NOTICE OF SALE" and "OFFICIAL BID FORM."
- (b) Initial reoffering yield represents the initial offering yield to the public which has been established by the Initial Purchaser for offers to the public and which may be subsequently changed by the Initial Purchaser and is the sole responsibility of the Initial Purchaser.
- (c) Bonds maturing on or after August 15, 20__ are subject to redemption prior to maturity at the option of the District, in whole or, from time to time in part, on August 15, 202__, or on any date thereafter, at a price equal to the par value thereof plus accrued interest from the most recent interest payment date to the date fixed for redemption. See "THE BONDS – Redemption Provisions."
- (d) CUSIP Numbers have been assigned to the Bonds by CUSIP Global Services and are included solely for the convenience of the purchasers of the Bonds. Neither the District nor the Initial Purchaser shall be responsible for the selection or correctness of the CUSIP Numbers set forth herein.

INSURANCE. . . Application has been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option and expense of the Initial Purchaser. The rating fees associated with the insurance will be the responsibility of the Initial Purchaser.

The Bonds, when issued, will constitute valid and legally binding obligations of Paseo del Este Municipal Utility District No. 7 (the "District") and will be payable from the proceeds of an annual ad valorem tax, without legal limitation as to rate or amount, levied against all taxable property located within the District. The Bonds are obligations solely of the District and are not obligations of the State of Texas, El Paso County, the City of El Paso or any entity other than the District. Investment in the Bonds is subject to special considerations described herein. See "RISK FACTORS."

The Bonds are offered by the Initial Purchaser subject to prior sale, when, as and if issued by the District and accepted by the Initial Purchaser, subject, among other things, to the approval of the Bonds by the Attorney General of Texas and the approval of certain legal matters by McCall, Parkhurst & Horton L.L.P., Austin, Texas, Bond Counsel. Certain legal matters will be passed upon for the District by Locke Lord LLP, Dallas, Texas as Disclosure Counsel. Delivery of the Bonds through the facilities of DTC is expected on or about September 19, 2023.

BIDS DUE: Thursday, August 10, 2023 at 8:00 A.M., Mountain Time in El Paso, Texas
BID AWARD: Thursday, August 10, 2023 at 10:00 A.M., Mountain Time in El Paso, Texas

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The cover page hereof, this page, the appendices included herein and any addenda, supplement or amendment hereto, are part of the Official Statement.

USE OF INFORMATION IN OFFICIAL STATEMENT

No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representation must not be relied upon as having been authorized by the District.

This Official Statement is not to be used in an offer to sell or the solicitation of an offer to buy in any state in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make such offer or solicitation.

All of the summaries of the statutes, resolutions, contracts, audited financial statements, engineering and other related reports set forth in this Official Statement are made subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents, copies of which are available from Michael G. McLean, Attorney, 4695 North Mesa Street, El Paso, Texas 79912 upon payment of duplication costs.

This Official Statement contains, in part, estimates, assumptions and matters of opinion which are not intended as statements of fact, and no representation is made as to the correctness of such estimates, assumptions or matters of opinion, or as to the likelihood that they will be realized. Any information and expressions of opinion herein contained are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the District or other matters described herein since the date hereof. However, the District has agreed to keep this Official Statement current by amendment or sticker to reflect material changes in the affairs of the District and, to the extent that information actually comes to its attention, the other matters described in this Official Statement until delivery of the Bonds to the Initial Purchaser and thereafter only as specified in “PREPARATION OF OFFICIAL STATEMENT - Updating the Official Statement.”

OFFICIAL STATEMENT SUMMARY

The following information is qualified in its entirety by the detailed information appearing elsewhere in this Official Statement.

THE FINANCING

| | |
|---|---|
| <i>The Issuer</i> | Paseo del Este Municipal Utility District No. 7 (the “District”), a political subdivision of the State of Texas, is located in El Paso County, Texas. See “THE DISTRICT.” |
| <i>The Issue</i> | The \$4,380,000 Unlimited Tax Bonds, Series 2023 (the “Bonds”) are issued pursuant to a resolution (the “Bond Resolution”) of the District's Board of Directors. The Bonds will be issued as fully registered bonds in denominations of \$5,000 each or integral multiples thereof, maturing on August 15 in each of the years and in the amounts set forth on the cover hereof. Interest on the Bonds accrues from the date of initial delivery of the Bonds (expected to be September 19, 2023), and is payable on February 15, 2024, and on each August 15 and February 15 thereafter until the earlier of maturity or prior redemption. |
| <i>Redemption</i> | The Bonds maturing on and after August 15, 202_, are subject to redemption, in whole or in part, at the option of the District, prior to their maturity dates, on August 15, 202_, or on any date thereafter. Upon redemption, the Bonds will be payable at a price of par plus accrued interest to the date of redemption. See “THE BONDS - Redemption Provisions.” |
| <i>Source of Payment</i> | The Bonds are payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District (see “TAX PROCEDURES”). The Bonds are obligations of the District and are not obligations of the State of Texas, El Paso County, the City of El Paso, Texas (the “City”) or any other political subdivision or agency other than the District. See “THE BONDS - Source of and Security for Payment.” |
| <i>Use of Proceeds</i> | Proceeds from sale of the Bonds will be used to reimburse the Developer (as hereinafter defined) for funds advanced on behalf of the District for the District’s pro rata share of costs relating to facilities constructed by or on behalf of Paseo del Este Municipal Utility District No. 1 (the “Master District”) being a portion of costs of certain regional water and sanitary sewer facilities serving the District and the other “Participant Districts” as hereafter defined, including engineering costs (the “Regional Facilities”), and the cost of certain internal water, wastewater and drainage facilities serving the District (the “Internal Facilities”). Bond proceeds will also be used to pay engineering costs, to pay 12 months of capitalized interest on the Bonds, and to pay certain costs associated with the issuance of the Bonds. See “THE SYSTEM - Use and Distribution of Bond Proceeds.” |
| <i>Payment Record</i> | The District has previously issued three series of unlimited tax bonds, of which an aggregate principal amount of \$8,315,000 currently remains outstanding prior to the issuance of the Bonds (the “Outstanding Bonds”). The District has never defaulted in payments of principal of or interest on its unlimited tax debt, which included up to twenty-four months of capitalized interest. |
| <i>Qualified Tax-Exempt Obligations</i> | The District expects to designate the Bonds as “qualified tax-exempt obligations for financial institutions.” See “TAX EXEMPTION - Qualified Tax-Exempt Obligations for Financial Institutions.” |
| <i>Ratings</i> | No application for a rating on the Bonds has been made. |
| <i>Bond Insurance</i> | Application has been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option and expense of the Initial Purchaser (as defined herein). The rating fees associated with the insurance will be the responsibility of the Initial Purchaser. |
| <i>General Counsel</i> | Gordon Davis Johnson & Shane P.C., El Paso, Texas. |
| <i>Bond Counsel</i> | McCall, Parkhurst & Horton L.L.P., Austin, Texas. |

| | |
|---------------------------------|---|
| <i>Disclosure Counsel</i> | Locke Lord LLP, Dallas, Texas. |
| <i>Financial Advisor</i> | Hilltop Securities, Inc., El Paso, Texas. |
| <i>Engineer</i> | TRE & Associates, LLC, Austin, Texas and El Paso, Texas. |
| <i>Risk Factors</i> | The purchase and ownership of the Bonds are subject to special risk factors, and all prospective purchasers are urged to examine carefully the entire Official Statement for a discussion of investment risks, including particularly the section captioned “RISK FACTORS.” |

THE DISTRICT

| | |
|---------------------------------------|--|
| <i>Description</i> | The District was created by division of Paseo del Este Municipal Utility District (the “Original District”) pursuant to a division order adopted by the Original District on March 27, 2003, and operates pursuant to Chapter 443, Acts of the Texas Legislature, Regular Session, 1997 (the “Act”) and Chapters 49 and 54, Texas Water Code. Prior to division, Paseo del Este Municipal Utility District was created as a Conservation and Reclamation District on May 29, 1997 by the Act. The District presently contains approximately 323.640 acres of land (241 developable acres) located in the southeast portion of El Paso County approximately 15 miles east of the central area of the City. The District is located north of Interstate Highway 10 and east of Loop 375. Eastlake Boulevard provides access to the District. From Interstate Highway 10, exit Eastlake Boulevard and proceed north approximately 1.8 miles to the intersection of Eastlake Boulevard and Peyton Drive. The District lies within the exclusive extraterritorial jurisdiction of the City. See “AERIAL PHOTOGRAPH” herein. |
| <i>Master District Contract</i> | The District and nine other districts in the Paseo del Este development in eastern El Paso County known as Paseo del Este Municipal Utility District Nos. 2, 3, 4, 5, 6, 8, 9, 10 and 11 (those ten districts and the Master District being collectively referred to as the “Participant Districts” and individually as “Participant District No. –”) have each entered into a “Master District Contract” with the Master District to coordinate the development of the water, sanitary sewer and drainage facilities to serve the area within all eleven Participant Districts. Under the Master District Contract, the Master District will acquire, construct, own and operate the Regional Facilities to serve the area within all eleven Participant Districts; each Participant District will acquire, construct and own its Internal Facilities serving only area within it and lease the Internal Facilities to the Master District for operation; and the Master District will provide retail water and wastewater service to all retail customers in all of the Participant Districts. |
| <i>Status of Development</i> | The Participant Districts are being developed primarily for single family residential, commercial and industrial purposes, and are within the Paseo del Este development (“Paseo del Este”). Paseo del Este is being developed primarily by Hunt Communities Group, Inc. (“Hunt”) and certain affiliates thereof, and B&G/Sunrise Joint Venture (“B&G”), and is planned to include approximately 4,300 acres of land. The land in Paseo del Este was purchased from the Texas General Land Office by Hunt and affiliates thereof and B&G in varying positions in a series of transactions between 1998 and 2020. As of May 31, 2023, approximately 9,276 single family residential lots have been developed within Paseo del Este, and approximately 8,599 homes are completed or are in various stages of construction in Paseo del Este, including approximately 877 lots and 606 homes are completed or are in various stages of construction within the District. |

The development within the District includes Peyton Estates Unit One which was developed in 2010 as a high school and includes a portion of Peyton Drive an arterial that abuts the District, Peyton Pass Unit 1 which is a single family residential subdivision platted in 2011 containing 121 single family lots and encompassing approximately 15.465 acres, Peyton Pass Commercial which was originally platted in 2016 as a 13+ acre, nine-lot commercial subdivision but has since been re-platted three times as Peyton Pass Commercial Replats A, B and C, Peyton Estates Unit 5 contains 290 lots, 39.96 acres, Peyton Estates Unit 7 a residential subdivision containing approximately 48.445 acres and Peyton Estates Unit 8 a residential subdivision containing 43.797 acres. Hunt Peyton Estates, LLC is the developer of all of the above mentioned subdivisions.

All 241 developable acres within the District, have been furnished with water, sanitary sewer and storm drainage facilities. See “THE DISTRICT – Status of Development.”

The DeveloperMajor water, sewer and drainage facilities and streets to serve land within the District have been developed by Hunt Peyton Estates, LLC, an affiliate of Hunt. The activities of Hunt and its affiliates include development, construction, consulting and advisory. Water, sewer and drainage facilities to serve specific sections within the District have been acquired or constructed by Hunt Peyton Estates, LLC, referred to herein as the “Developer.” See “THE DEVELOPER.”

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SELECTED FINANCIAL INFORMATION

| | | | |
|--|-----|-------------|--------------|
| Tax Year 2023 Preliminary Assessed Valuation | \$ | 188,810,256 | (a) |
| District Debt: | | | |
| Gross Debt Outstanding (after the issuance of the Bonds) | \$ | 12,695,000 | |
| Estimated Overlapping Debt | | 4,912,424 | (b) |
| Gross Debt and Estimated Overlapping Debt | \$ | 17,607,424 | |
| Ratio of Gross Debt to Tax Year 2023 Preliminary Assessed Valuation | | 6.72% | |
| Ratio of Gross Debt and Estimated Overlapping Debt to Tax Year 2023 Preliminary Assessed Valuation | | 9.33% | |
| Debt Service Funds Available, as of May 11, 2023. | \$ | 766,918.63 | (c) |
| Capital Projects Funds Available, as of May 11, 2023, | \$ | 153,147.50 | |
| Operating Funds Available, as of May 11, 2023, | \$ | 114,009.98 | |
| Tax Year 2022 Tax Rates: | | | |
| Debt Service | \$ | 0.3851 | (d) |
| Contract | | 0.2900 | |
| Maintenance and Operations | | 0.0251 | |
| Total | \$ | 0.7002 | / \$100 A.V. |
| Average Annual Debt Service Requirements (2023 - 2048) of the Outstanding Bonds and the Bonds ("Average Requirement") | \$ | 812,926 | (c)(e) |
| Tax rate required to pay Average Requirement based upon Tax Year 2023 | | | |
| Preliminary Assessed Valuation at a 98% collection rate | | 0.4393 | / \$100 A.V. |
| Status of Water Connections as of May 31, 2023: | | | |
| Single-family residential - completed and occupied | 606 | | |
| Single-family residential - completed and vacant | - | | |
| Single-family residential - under construction - builder | 264 | | |
| Commercial | 7 | | |
| Other (Irrigation connections) | 14 | | |
| Total Connections | 891 | | |

- (a) Preliminary 2023 Assessed Valuation by the El Paso Central Appraisal District (the "Appraisal District"). Represents the preliminary taxable assessed valuation within the District as of January 1, 2023. No assurance can be given as to the final assessed valuation in the District, and the District will not levy taxes on the assessed valuation until it is certified by the Appraisal District. See "TAX PROCEDURES."
- (b) See "ESTIMATED OVERLAPPING DEBT STATEMENT" herein.
- (c) The District will capitalize twelve (12) months of interest from Bond proceeds (estimated to be \$229,950). Neither the Bond Resolution nor Texas law require that the District maintain any particular balance in the Debt Service Fund.
- (d) In connection with its approval of the Bonds, the Texas Commission on Environmental Quality has approved an initial debt service tax rate after issuance of the Bonds of at most \$0.6456 per \$100 assessed valuation.
- (e) See "PRO-FORMA DEBT SERVICE REQUIREMENTS."

PRELIMINARY OFFICIAL STATEMENT

\$4,380,000

PASEO DEL ESTE MUNICIPAL UTILITY DISTRICT NO. 7 *(A political subdivision of the State of Texas located within El Paso County)*

UNLIMITED TAX BONDS, SERIES 2023

This Official Statement provides certain information in connection with the issuance by Paseo del Este Municipal Utility District No. 7 (the “District”) of its \$4,380,000 Unlimited Tax Bonds, Series 2023 (the “Bonds”).

The Bonds are issued pursuant to the Texas Constitution, Chapter 443, Acts of the Texas Legislature, Regular Session, 1997 (the “Act”) and Chapters 49 and 54 of the Texas Water Code, as amended, a resolution authorizing the issuance of the Bonds (the “Bond Resolution”) adopted by the Board of Directors of the District (the “Board”), and an order of the Texas Commission on Environmental Quality (the “TCEQ”).

This Official Statement includes descriptions, among others, of the Bonds and the Bond Resolution, and certain other information about the District and the Developer of land within the District. All descriptions of documents contained herein are only summaries and are qualified in their entirety by reference to each document. Copies of documents may be obtained from Gordon Davis Johnson & Shane P.C., the District’s General Counsel, 4695 North Mesa Street, El Paso, Texas 79912 upon payment of the costs of duplication therefor.

RISK FACTORS

General

The Bonds, which are obligations of the District and not obligations of the State of Texas (the “State”), El Paso County, the City, or any other political entity other than the District, will be secured by a continuing, direct, annual ad valorem tax levied, without legal limitation as to rate or amount, on all taxable property within the District. The ultimate security for payment of the principal of and interest on the Bonds depends on the ability of the District to collect from the property owners within the District all taxes levied against the property or, in the event of foreclosure, on the value of the taxable property with respect to taxes levied by the District and by other taxing authorities. See “THE BONDS - Source of and Security for Payment.” The collection by the District of delinquent taxes owed to it and the enforcement by the Registered Owners of the District’s obligation to collect sufficient taxes may be a costly and lengthy process. Furthermore, the District cannot and does not make any representations that continued development of taxable property within the District will accumulate or maintain taxable values sufficient to justify continued payment of taxes by property owners or that there will be a market for the property in the District or that owners of the property in the District will have the ability to pay taxes. See “Registered Owners’ Remedies and Bankruptcy Limitations” below.

Factors Affecting Taxable Values and Tax Payments

Economic Factors and Interest Rates: A substantial percentage of the taxable value of the District results from the current market value of single-family residences, undeveloped land and developed lots which are currently being marketed by the Developer (as defined herein) to builders for the construction of primary residences. The market value of such homes and lots is related to general economic conditions affecting the demand for residences. Demand for lots of this type and the construction of residential dwellings thereon can be significantly affected by factors such as interest rates, credit availability (see “Credit Markets and Liquidity in the Financial Markets” below), construction costs, energy availability and the prosperity and demographic characteristics of the urban center toward which the marketing of lots is directed. Decreased levels of construction activity would tend to restrict the growth of property values in the District or could adversely impact such values. See “THE DISTRICT - Status of Development.”

Future development and construction in the District are highly dependent on the availability of financing. Lenders generally have become more selective in making real estate loans throughout the nation, including in Texas. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds to potential home builders and home purchasers.

Credit Markets and Liquidity in the Financial Markets: Interest rates and the availability of mortgage and development funding have a direct impact on the construction activity, particularly short-term interest rates at which Developer are able to obtain financing for development costs. Interest rate levels may affect the ability of a landowner with undeveloped property to undertake and complete construction activities within the District. Because of the numerous and changing factors affecting the availability of funds, the District is unable to assess the future availability of such funds for continued construction within the District. In addition, since the District is located approximately 15 miles east from the central downtown business district of the City, the success of development within the District and growth of District taxable property values are, to a great extent, a function of the El Paso metropolitan and regional economies and national credit and financial markets. A downturn in the economic conditions in the El Paso area and/or decline in the nation’s real estate and financial markets could continue to adversely affect development and home-building plans in the District and restrain the growth of the District’s property tax base.

Competition: The demand for and construction of single-family homes in the District, which is 15 miles east from downtown El Paso, could be affected by competition from other residential developments, including other residential developments located in the northwestern, northeastern and far eastern portion of the El Paso area market. In addition to competition for new home sales from other developments, there are numerous previously-owned homes in the area of the District. Such homes could represent additional competition for new homes proposed to be sold within the District.

The competitive position of the builders in the sale of single-family residential homes within the District is affected by most of the factors discussed in this section. Such a competitive position directly affects the growth and maintenance of taxable values in the District and tax revenues to be received by the District. The District can give no assurance that building and marketing programs in the District by the Developer will be implemented or, if implemented, will be successful.

Dependence on Principal Taxpayers: The ability of any principal taxpayer to make full and timely payments of taxes levied against its property by the District and similar taxing authorities will directly affect the District's ability to meet its debt service obligations. If, for any reason, any one or more principal taxpayers do not pay taxes due or do not pay in a timely manner, the District may need to levy additional taxes or use other funds available for debt service purposes. However, the District has not covenanted in the Bond Resolution, nor is it required by Texas law, to maintain any particular balance in its Debt Service Fund or any other funds to allow for any such delinquencies. Therefore, failure by one or more principal taxpayers to pay their taxes on a timely basis in amounts in excess of the District's available funds could have a material adverse effect upon the District's ability to pay debt service on the Bonds on a current basis. See "TAX DATA – Principal Taxpayers."

Impact on District Tax Rates: Assuming no further development, the value of the land and improvements currently within the District will be the major determinant of the ability or willingness of District property owners to pay their taxes. The 2023 preliminary assessed valuation of the District the ("2023 Preliminary Assessed Valuation") (see "SELECTED FINANCIAL INFORMATION") is \$188,810,256. After issuance of the Bonds, the projected maximum annual debt service requirement will be \$836,207.50 (2030) and the projected average annual debt service requirement will be \$812,926 (2023-2048). Assuming no increase or decrease from the 2023 Preliminary Assessed Valuation and no use of funds other than tax collections, a tax rate of \$0.4519 per \$100 assessed valuation at a 98% collection rate would be necessary to pay the projected maximum annual debt service requirement of \$836,207.50 and a tax rate of \$0.4393 per \$100 assessed valuation at a 98% collection rate would be necessary to pay the projected average annual debt service requirement of \$812,926.10 (see "SELECTED FINANCIAL INFORMATION"). The preceding information relating to tax rates and collections is calculated based on the 2023 Preliminary Assessed Valuation for the District. No taxes will be levied, and no tax rate will be set, until the assessed valuation in the District is certified by the Appraisal District. The 2023 Preliminary Assessed Valuation is subject to change. Such calculated rates may be higher than tax rates presently being levied in utility districts in the general vicinity of the District. Although calculations have been made regarding average and maximum tax rates necessary to pay the debt service on the Bonds based upon the 2023 Preliminary Assessed Valuation, the District can make no representations regarding final 2023 assessed valuation or the future level of assessed valuation within the District. Increases in the tax rate may be required in the event the District's assessed valuation does not continue to increase or in the event major taxpayers do not pay their District taxes timely. Increases in taxable values depend primarily on the continuing construction and sale of homes and other taxable improvements within the District. See "TAX PROCEDURES," "FINANCIAL STATEMENT," and "TAX DATA – Projected Tax Adequacy for Debt Service."

District Operations and Contract Tax

The Master District Contract between the District and the Master District provides that, as partial consideration for the District allowing the Master District to provide retail water and wastewater service to retail customers inside the District's boundaries, the Master District will pay the District's administrative expenses to manage the District pursuant to a budget process outlined below. The Master District Contracts between the other Participant Districts and the Master Districts have similar provisions regarding those other Participant Districts. The Master District Contract provides that the District will submit annually a budget for its administrative expenses to the Master District for review and approval by the Master District. Once approved, all such expenses will be paid by the Master District. The District's budget must be approved by the Master District if it is no more than 10% higher than the average of the annual budgets of the Participant Districts Nos. 2-11. To date, the District's annual budgets have all been approved by the Master District.

The Master District Contract also provides that the Master District will pay its own operation and administrative expenses and the approved administrative expenses of the Participant Districts from the revenues from the Master District's water and wastewater system. If the Master District's water and wastewater system revenues are insufficient to pay all of those costs, the resulting deficit will be paid by all Participant Districts (including the Master District) from the proceeds of an annual ad valorem contract tax levied by each Participant District on all taxable property within its boundaries in an amount sufficient to pay each Participant District's pro rata share of the deficit. A Participant District's pro rata share of the deficit each year is determined by multiplying the deficit by a fraction, the numerator of which is the Participant District's taxable assessed valuation for the year and the denominator of which is the total of the taxable assessed valuations in all the Participant Districts (including the Master District). See "THE SYSTEM - The Master District Contract."

For the 2022 fiscal year, the District has paid its pro rata share of the Master District's budgeted operating deficit from the \$0.29/\$100 assessed value contract tax levied by the District on September 16, 2022. The District expects to levy a contract tax in September 2023 to pay its pro rata share of the Master District's budgeted operating deficit, if any.

Future Debt

At an election held May 14, 2011, the District authorized the issuance of up to \$32,000,000 of unlimited tax debt. The District reserves in the Bond Resolution the right to issue the remaining \$19,210,000 principal amount of unlimited tax debt authorized but unissued after the issuance of the Bonds for the purpose of acquiring or constructing water, sanitary sewer and drainage facilities and the District may issue additional bonds which may be voted hereafter. The District may also issue revenue bonds and refunding bonds. See "THE BONDS - Issuance of Additional Debt" and "THE SYSTEM." The issuance of such future obligations may dilute and adversely affect the investment security of the Bonds. The District does not employ any formula with regard to assessed valuations or tax collections or otherwise to limit the amount of bonds which may be issued. Any bonds issued by the District, however, must be approved by the Board of the District, the Attorney General of Texas and, with respect to bonds for water, sewer and drainage improvements, the TCEQ. After sale of the Bonds and reimbursement to the Developer of a portion of the proceeds therefrom, the District will still owe not less than approximately \$380,000 to the Developer for the costs of facilities for which the Developer have not yet been reimbursed. The District expects to sell additional bonds to reimburse the Developer for such costs. See "THE SYSTEM" herein. "THE BONDS – Issuance of Additional Debt," and "UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED."

Environmental Regulation

Wastewater treatment and water supply facilities are subject to stringent and complex environmental laws and regulations. The Master District currently receives wholesale water and wastewater services from the El Paso Water Utilities Public Service Board ("EPWU") for the areas within the Participant Districts. Facilities must comply with environmental laws at the federal, state, and local levels. These laws and regulations can restrict or prohibit certain activities that affect the environment in many ways such as:

- Requiring permits for construction and operation of water supply wells and wastewater treatment facilities;
- Restricting the manner in which wastes are released into the air, water, or soils;
- Restricting or regulating the use of wetlands or other property;
- Requiring action to prevent or mitigate pollution;
- Imposing substantial liabilities for pollution resulting from facility operations.

Compliance with environmental laws and regulations can increase the cost of planning, designing, constructing and operating water production and wastewater treatment facilities. Sanctions against a municipal utility district or other type of district ("Utility Districts") for failure to comply with environmental laws and regulations may include a variety of civil and criminal enforcement measures, including assessment of monetary penalties, imposition of remedial requirements, and injunctive relief as to future compliance of and the ability to operate the Utility District's water supply, wastewater treatment, and drainage facilities. Environmental laws and regulations can also impact an area's ability to grow and develop. It should be noted that changes in environmental laws and regulations occur frequently, and any changes that result in more stringent and costly requirements could materially impact the District.

Tax Collection Limitations

The District's ability to make debt service payments may be adversely affected by its inability to collect ad valorem taxes. Under Texas law, the levy of ad valorem taxes by the District constitutes a lien in favor of the District on a parity with the liens of all other state and local taxing authorities on the property against which taxes are levied, and such lien may be enforced by foreclosure. The District's ability to collect ad valorem taxes through such foreclosure may be impaired by (i) cumbersome, time-consuming and expensive collection procedures, (ii) a bankruptcy court's stay of tax collection procedures against a taxpayer, or (iii) market conditions affecting the marketability of taxable property within the District and limiting the proceeds from a foreclosure sale of such property. While the District has a lien on taxable property within the District for taxes levied against such property, such lien can be foreclosed only in a judicial proceeding. The costs of collecting any such taxpayer's delinquencies could substantially reduce the net proceeds to the District from a tax foreclosure sale. Finally, a bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a taxpayer within the District pursuant to the Federal Bankruptcy Code could stay any attempt by the District to collect delinquent ad valorem taxes against such taxpayer. In addition to the automatic stay against collection of delinquent taxes afforded a taxpayer during the pendency of a bankruptcy, a bankruptcy could affect payment of taxes in two other ways: first, a debtor's confirmation plan may allow a debtor to make installment payments on delinquent taxes for up to six years; and, second, a debtor may challenge, and a bankruptcy court may reduce, the amount of any taxes assessed against the debtor, including taxes that have already been paid. See "TAX PROCEDURES - District's Rights in the Event of Tax Delinquencies."

Registered Owners' Remedies and Bankruptcy Limitations

If the District defaults in the payment of principal, interest, or redemption price on the Bonds when due, or if it fails to make payments into any fund or funds created in the Bond Resolution, or defaults in the observation or performance of any other covenants, conditions, or obligations set forth in the Bond Resolution, the Registered Owners have the statutory right of a writ of mandamus issued by a court of competent jurisdiction requiring the District and its officials to observe and perform the covenants, obligations, or conditions prescribed in the Bond Resolution. Except for mandamus, the Bond Resolution does not specifically provide for remedies to protect and enforce the interests of the Registered Owners. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. Further, there is no trust indenture or trustee, and all legal actions to enforce such remedies would have to be undertaken at the initiative of, and be financed by, the Registered Owners. Statutory language authorizing local governments such as the District to sue and be sued does not waive the local government's sovereign immunity from suits for money damages, so that in the absence of other waivers of such immunity by the Texas Legislature, a default by the District in its covenants in the Bond Resolution may not be reduced to a judgment for money damages. If such a judgment against the District were obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the Registered Owners may further be limited by a State of Texas statute reasonably required to attain an important public purpose or by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions, such as the District.

The enforceability of the rights and remedies of Registered Owners may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the District. Texas law requires municipal utility districts such as the District to obtain the approval of the TCEQ as a condition to seeking relief under Chapter 9 of the Federal Bankruptcy Code.

If a petitioning district were allowed to proceed voluntarily under Chapter 9 of the Federal Bankruptcy Code, it could file a plan for an adjustment of its debts. If such a plan were confirmed by the bankruptcy court, it could, among other things, affect Registered Owners by reducing or eliminating the amount of indebtedness, deferring or rearranging the debt service schedule, reducing or eliminating the interest rate, modifying or abrogating the collateral or security arrangements, substituting (in whole or in part) other securities, and otherwise compromising and modifying the rights and remedies of the Registered Owners' claims against a district.

A district such as the District may not be forced into bankruptcy involuntarily.

Continuing Compliance with Certain Covenants

The Bond Resolution contains covenants by the District intended to preserve the exclusion from gross income of interest on the Bonds. Failure by the District to comply with such covenants in the Bond Resolution on a continuous basis prior to maturity of the Bonds could result in interest on the Bonds becoming taxable retroactively to the date of original issuance. See "TAX EXEMPTION—Opinion."

Marketability

The District has no agreement with the Initial Purchaser (as defined herein) regarding the reoffering yields or prices of the Bonds and has no control over trading of the Bonds in the secondary market. Moreover, there is no assurance that a secondary market will be made in the Bonds. If there is a secondary market, the difference between the bid and asked price of the Bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional issuers as such bonds are generally bought, sold or traded in the secondary market. Additionally, there are no assurances that if a secondary market for the Bonds were to develop, that any such secondary market would not be disrupted by other economic events.

The failure by the District to comply with its agreement to provide the information and notices required by Rule 15c(2)-12 of the United States Securities and Exchange Commission ("SEC") ("Rule 15c2-12") could possibly inhibit the sale of the Bonds in the secondary market. See "CONTINUING DISCLOSURE OF INFORMATION."

The Effect of FIRREA on Tax Collections of the District

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") contains certain provisions which affect the time for protesting property valuations, the fixing of tax liens and the collection of penalties and interest on delinquent taxes on real property owned by the Federal Deposit Insurance Corporation ("FDIC") when the FDIC is acting as the conservator or receiver of an insolvent financial institution.

Under FIRREA, real property held by the FDIC is still subject to ad valorem taxation, but such act states that (i) no real property of the FDIC shall be subject to foreclosure or sale without the consent of the FDIC and no involuntary liens shall attach to such property, (ii) the FDIC shall not be liable for any penalties, interest, or fines, including those arising from the failure to pay any real or personal property tax when due, and (iii) notwithstanding failure of a person to challenge an appraisal in accordance with state law, such value shall be determined as of the period for which such tax is imposed.

To the extent that the FDIC attempts to enforce the same, these provisions may affect the timeliness of collection of taxes on property, if any, owned by the FDIC in the District and may prevent the collection of penalties and interest on such taxes or may affect the valuation of such property.

Changes in Tax Legislation

Certain tax legislation, whether currently proposed or proposed in the future, may directly or indirectly reduce or eliminate the benefit of the exclusion of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, may also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any proposed, pending or future legislation.

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THE BONDS

General

Following is a description of some of the terms and conditions of the Bonds, which description is qualified in its entirety by reference to the Bond Resolution of the Board authorizing the issuance and sale of the Bonds. The Bond Resolution authorizes the issuance and sale of the Bonds and prescribes the terms, conditions, and provisions for the payment of the principal of and interest on the Bonds by the District.

The Bonds will be dated September 15, 2023, and will accrue interest from the date of initial delivery of the Bonds (expected to be September 19, 2023). Interest is payable on each February 15 and August 15 commencing February 15, 2024, until the earlier of maturity or prior redemption. The Bonds mature on August 15 in the amounts and years shown on the cover page of this Official Statement. Interest calculations are based on a 360-day year comprised of twelve 30-day months. The Bonds will be issued only in fully registered form in denominations of \$5,000 each or integral multiples thereof.

Authority for Issuance

At a bond election held within the District on May 14, 2011, the voters of the District authorized the issuance of a total of \$32,000,000 principal amount of unlimited tax bonds for water, wastewater and drainage facilities. See “Issuance of Additional Debt” and “UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED” below. The Bonds are the fourth issuance of debt by the District. The TCEQ has authorized the District to sell the Bonds for the purposes described in “THE SYSTEM - Use and Distribution of Bond Proceeds.”

The Bonds are issued by the District pursuant to the terms and provisions of the Bond Resolution, an Order of the TCEQ, Article XVI, Section 59 of the Texas Constitution, the Act and Chapters 49 and 54 of the Texas Water Code, as amended.

Source of and Security for Payment

While the Bonds or any part of the principal thereof or interest thereon remain outstanding and unpaid, the District covenants in the Bond Resolution to levy an annual ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District sufficient to pay the principal of and interest on the Bonds, with full allowance being made for delinquencies and costs of collection.

The Bonds are obligations of the District and are not the obligations of the State, El Paso County, the City or any entity other than the District.

Record Date

The record date for the interest payable on the Bonds on any interest payment date means the close of business on the last day of the preceding month whether or not a business day

Funds

In the Bond Resolution, the Debt Service Fund is created, and the proceeds from all taxes levied, assessed and collected for and on account of the Bonds authorized by the Bond Resolution shall be deposited, as collected, in such fund.

Proceeds from sale of the Bonds, including interest earnings thereon, shall be deposited into the Capital Projects Fund, to pay the costs of acquiring or constructing Internal Facilities (as defined herein) or the District’s pro rata share of capacity in Regional Facilities (as defined herein), for paying the District’s pro rata share of creation and administrative costs of all Participant Districts and for paying the costs of issuing the Bonds. See “THE SYSTEM - Use and Distribution of Bond Proceeds” for a more complete description of the use of Bond proceeds.

No Arbitrage

The District will certify as of the date the Bonds are delivered and paid for that, based upon all facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered and paid for, the District reasonably expects that the proceeds of the Bonds will not be used in a manner that would cause the Bonds, or any portion of the Bonds, to be “arbitrage bonds” under the Internal Revenue Code of 1986, as amended (the “Code”), and the regulations prescribed thereunder. Furthermore, all officers, employees, and agents of the District have been authorized and directed to provide certifications of facts and estimates that are material to the reasonable expectations of the District as of the date the Bonds are delivered and paid for. In particular, all or any officers of the District are authorized to certify to the facts and circumstances and reasonable expectations of the District on the date the Bonds are delivered and paid for regarding the amount and use of the proceeds of the Bonds. Moreover, the District covenants in the Bond Resolution that it shall make such use of the proceeds of the Bonds, regulate investment of proceeds of the Bonds, and take such other and further actions and follow such procedures, including, without limitation, calculating the yield on the Bonds, as may be required so that the Bonds shall not become “arbitrage bonds” under the Code and the regulations prescribed from time to time thereunder.

Redemption Provisions

Optional Redemption: The District reserves the right, at its option, to redeem Bonds having stated maturities on and after August 15, 202_, in whole or in part in principal amounts of \$5,000 or any integral multiple thereof, on August 15, 202_, or any date thereafter, at the par value thereof plus accrued thereon to the date fixed for redemption.

If fewer than all of the Bonds are redeemed at any time, the particular maturities of Bonds to be redeemed shall be selected by the District. If less than all the Bonds of any maturity are redeemed at any time, the particular Bonds within a maturity to be redeemed shall be selected by the Paying Agent/Registrar by lot or other customary method of selection (or by DTC in accordance with its procedures while the Bonds are in book-entry-only form).

Mandatory Sinking Fund Redemption: In the event the Bonds are structured as "term" bonds, such term bonds will be subject to mandatory sinking fund redemption in accordance with the applicable provisions of the Bond Resolution and will be described in the final Official Statement.

Notice of Redemption: Notice of any optional redemption identifying the Bonds to be redeemed in whole or in part shall be given by the Paying Agent/Registrar at least thirty (30) days prior to the date fixed for optional redemption by sending written notice by first class mail to the Registered Owner of each Bond to be redeemed in whole or in part at the address shown on the register. Such notices shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment and, if fewer than all the Bonds outstanding within any one maturity are to be redeemed, the numbers of the Bonds or the portions thereof to be redeemed. Any notice given shall be conclusively presumed to have been duly given, whether or not the Registered Owner receives such notice. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for payment of the redemption price of the Bonds or portions thereof to be redeemed, plus accrued interest to the date fixed for redemption. When Bonds have been called for redemption in whole or in part and due provision has been made to redeem the same as herein provided, the Bonds or portions thereof so redeemed shall no longer be regarded as outstanding except for the purpose of receiving payment solely from the funds so provided for redemption, and the rights of the Registered Owners to collect interest that would otherwise accrue after the redemption date on any Bond or portion thereof called for redemption shall terminate on the date fixed for redemption.

Paying Agent/Registrar

The Board has appointed BOKF, NA, Dallas, Texas, as the initial Paying Agent/Registrar (the "Paying Agent/Registrar") for the Bonds. The principal of and interest on the Bonds shall be paid to DTC, which will make distribution of the amounts so paid to the beneficial owners of the Bonds. See "BOOK-ENTRY-ONLY SYSTEM."

Registration and Transfer

So long as any Bonds remain outstanding, the Paying Agent/Registrar shall keep the register at its principal payment office and, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with the terms of the Bond Resolution. While the Bonds are in the Book-Entry-Only System, the Bonds will be registered in the name of Cede & Co. and will not be transferred. See "BOOK-ENTRY-ONLY SYSTEM."

Replacement of Paying Agent/Registrar

Provision is made in the Bond Resolution for replacement of the Paying Agent/Registrar. If the Paying Agent/Registrar is replaced by the District, the new paying agent/registrar shall act in the same capacity as the previous Paying Agent/Registrar. Any paying agent/registrar selected by the District shall be a national or state banking institution, a corporation organized and doing business under the laws of the United States of America or of any State, authorized under such laws to exercise trust powers, and subject to supervision or examination by federal or state authority, to act as Paying Agent/Registrar for the Bonds.

Issuance of Additional Debt

The District may issue additional bonds, with the approval of the TCEQ, necessary to provide and maintain improvements and facilities consistent with the purposes for which the District was created. After issuance of the Bonds, the District will have \$19,210,000 of unlimited tax bonds authorized but unissued for water, sanitary sewer and drainage purposes. The Bond Resolution imposes no limitation on the amount of additional parity bonds which may be authorized for issuance by the District's voters or the amount of bonds ultimately issued by the District. See "THE SYSTEM - Future Debt" and "UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED."

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities or acquire contract rights therefor. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts after approval by the City, the TCEQ and the voters of the District.

Annexation by the City of El Paso

The District lies wholly within the extraterritorial jurisdiction of the City, and may be annexed by the City in accordance with existing Texas law. Under prior Texas law, a municipality could annex and dissolve a municipal utility district located within its extraterritorial jurisdiction without consent of the district or its residents. Under House Bill 347 approved during the 86th Regular Legislative Session ("HB 347"), (a) a municipality may annex a district with a population of less than 200 residents only if: (i) the municipality obtains consent to annex the area through a petition signed by more than 50% of the registered voters of the district, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation; and (b) a municipality may annex a district with a population of 200 residents or more only if: (i) such annexation has been approved by a majority of those voting in an election held for that purpose within the area to be annexed, and (ii) if the registered voters in the area to be annexed do not own more than 50% of the land in the area, a petition has been signed by more than 50% of the landowners consenting to the annexation. Notwithstanding the foregoing, a municipality may annex an area if each owner of land in the area requests the annexation. As of August 31, 2022, the District had an estimated population of 2,866, thus triggering the voter approval and/or landowner consent requirements discussed in clause (b) above. The described election and petition process does not apply, however, during the term of a strategic partnership agreement between a municipality and a district specifying the procedures for annexation of all or a portion of the District. At present, the District and the City have not entered into (and do not currently have plans to enter into) any such strategic partnership agreement.

If the District is annexed, the City must assume the District's assets and obligations (including the Bonds) and dissolve the District within ninety (90) days. Annexation of territory by the City and dissolution of the District is a policy-making matter within the discretion of the Mayor and City Council of the City, subject to HB 347, and therefore, the District makes no representation that the City will ever annex the District and assume its debt, nor does the District make any representation concerning the ability of the City to pay debt service on the District's bonds if annexation were to occur.

Remedies in Event of Default

Other than a writ of mandamus, the Bond Resolution does not provide a specific remedy for a default. If the District defaults, a Registered Owner could petition for a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the District and the District's officials to observe and perform the covenants, obligations or conditions prescribed in the Bond Resolution. Such remedy might need to be enforced on a periodic basis. Based on recent Texas court decisions, it is unclear whether §49.066, Texas Water Code, effectively waives governmental immunity of a municipal utility district for suits for money damages. Even if a judgment against the District for money damages could be obtained, it could not be enforced by direct levy and execution against the District's property. Further, the Registered Owners cannot themselves foreclose on property within the District or sell property within the District to enforce the tax lien on taxable property to pay the principal of and interest on the Bonds. The enforcement of a claim for payment on the Bonds would be subject to the applicable provisions of the federal bankruptcy laws, any other similar laws affecting the rights of creditors of political subdivisions, and general principles of equity which permit the exercise of judicial discretion. Certain traditional legal remedies also may not be available. See "RISK FACTORS - Registered Owners' Remedies and Bankruptcy Limitations."

Legal Investment and Eligibility to Secure Public Funds in Texas

Pursuant to Section 49.186, Texas Water Code, the Bonds, whether rated or unrated, are (a) legal investments for banks, savings banks, trust companies, building and loan associations, savings and loan associations, insurance companies, fiduciaries, and trustees and (b) legal investments for the public funds of cities, towns, villages, school districts, and other political subdivisions or public agencies of the State. The Bonds are also eligible under the Public Funds Collateral Act, Chapter 2257, Texas Government Code, to secure deposits of public funds of the State or any political subdivision or public agency of the State and are lawful and sufficient security for those deposits to the extent of their market value. Most political subdivisions in the State are required to adopt investment guidelines under the Public Funds Investment Act, Chapter 2256, Texas Government Code, and such political subdivisions may impose other, more stringent requirements in order for the Bonds to be legal investments for such entity's funds or to be eligible to serve as collateral for their funds.

No representation is made that the Bonds will be suitable for or acceptable to financial or public entities for investment purposes. No representation is made concerning other laws, rules, regulations, or investment criteria which might apply to or which might be utilized by any of such persons or entities to limit the acceptability or suitability of the Bonds for any of the foregoing purposes. Prospective purchasers are urged to carefully evaluate the investment quality of the Bonds as to the suitability or acceptability of the Bonds for investment or collateral purposes.

Defeasance

The Bond Resolution provides that the District may discharge its obligations to the Registered Owners of any or all of the Bonds to pay principal, interest and redemption price thereon in any manner permitted by law. Under current Texas law, such discharge may be accomplished either (i) by depositing with the Comptroller of Public Accounts of the State a sum of money equal to the principal of, premium, if any, and all interest to accrue on the Bonds to maturity or redemption or (ii) by depositing with any place of payment (paying agent) of the Bonds or other obligations of the District payable from revenues or from ad valorem taxes or both, or with a commercial bank or trust company designated in the proceedings authorizing such discharge, amounts sufficient to provide for the payment and/or redemption of the Bonds; provided that such deposits may be invested and reinvested only in (a) direct obligations of the United States of America, (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the District adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and which mature and/or bear interest payable at such times and in such amounts as will be sufficient to provide for the scheduled payment and/or redemption of the Bonds.

Upon such deposit as described above, such bonds shall no longer be regarded as outstanding or unpaid. After firm banking and financial arrangements for the discharge and final payment or redemption of the Bonds have been made as described above, all rights of the District to initiate proceedings to call the Bonds for redemption or take any other action amending the terms of the Bonds are extinguished; provided, however, that the right to call the Bonds for redemption is not extinguished if the District: (i) in the proceedings providing for the firm banking and financial arrangements, expressly reserves the right to call the Bonds for redemption; (ii) gives notice of the reservation of that right to the owners of the Bonds immediately following the making of the firm banking and financial arrangements; and (iii) directs that notice of the reservation be included in any redemption notices that it authorizes.

There is no assurance that the current law will not be changed in the future in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds.

BOOK-ENTRY-ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of and interest on the Bonds are to be paid to and credited by The Depository Trust Company, New York, New York, ("DTC") while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The District and the Financial Advisor believe the source of such information to be reliable, but neither of the District nor the Financial Advisor takes any responsibility for the accuracy or completeness thereof.

The District cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 2.2 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants

include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC, in turn, is owned by a number of Direct Participants of DTC and Members of the National Securities Clearing Corporation, Fixed Income Clearing Corporation, and Emerging Markets Clearing Corporation (NSCC, FICC, and EMCC, also subsidiaries of DTCC), as well as by the New York Stock Exchange, Inc., the American Stock Exchange LLC, and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing companies that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating: “AA+.” The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Paying Agent/Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC’s Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, interest and redemption payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the District or the Paying Agent/Registrar, on the payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, the Paying Agent/Registrar, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, interest and redemption payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Paying Agent/Registrar, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, printed certificates for the Bonds are required to be printed and delivered.

Use of Certain Terms in Other Sections of this Official Statement. In reading this Official Statement it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Official Statement to registered owners should be read to include the person for which the Participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System, and (ii) except as described above, notices that are to be given to registered owners under the Bond Resolution will be given only to DTC.

Information concerning DTC and the Book-Entry-Only System has been obtained from DTC and is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the District or the Financial Advisor.

BOND INSURANCE

Application for municipal bond insurance has been made by the District. Upon the determination of which entity, if any, will provide such insurance, information relating to the issuer of the municipal bond insurance policy applicable to the Bonds will be set forth in the final Official Statement. The purchase of such insurance, if available and the payment of all associated costs will be at the option and expense of the Initial Purchaser. If bond insurance is purchased, purchasers of the Bonds should be aware of the following:

Bond Insurance Risks

The District has applied for a bond insurance policy to guarantee the scheduled payment of principal and interest on the Bonds. The District has yet to determine whether an insurance policy will be purchased with respect to the Bonds. If an insurance policy is purchased, the following are factors relating to bond insurance.

In the event of default of the payment of principal or interest with respect to the Bonds when all or some becomes due, any owner of the Bond shall have a claim under the applicable Bond Insurance Policy (the “Policy”) for such payments. The payment of principal and interest in connection with mandatory or optional prepayment of the Bonds by the District which is recovered by the District from the Bond owner as a voidable preference under applicable bankruptcy law is covered by the Policy, however, such payments will be made by the insurer at such time and in such amounts as would have been due absent such prepayment by the District unless the bond insurer chooses to pay such amounts at an earlier date.

Under no circumstances does default of payment of principal and interest obligate acceleration of the obligations of the bond insurer without their consent, so long as the bond insurer performs its obligations under the applicable Policy. In the event the bond insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds are payable solely from the revenues pledged in the Bond Resolution. In the event the bond insurer becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

In the event bond insurance is purchased, the long-term rating on the Bonds, if any, will be dependent in part on the financial strength of the bond insurer and its claims paying ability. The bond insurer’s financial strength and claims paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of the bond insurer or of the Bonds, if any, insured by the bond insurer will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability (liquidity) for the Bonds.

The obligations of the bond insurer are general obligations of the bond insurer and in an event of default by the bond insurer the remedies may be limited by applicable bankruptcy law. Neither the District nor the Financial Advisor have made an independent investigation into the claims paying ability of any potential bond insurer and no assurance or representation regarding the financial strength or projected financial strength of any potential bond insurer is given.

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THE DISTRICT

General

The District is a conservation and reclamation district created by division of Paseo del Este Municipal Utility District pursuant to a division order adopted by the Original District on March 27, 2003, and operates pursuant to the Act and Chapters 49 and 54, Texas Water Code. Prior to division, Paseo del Este Municipal Utility District was created as a Conservation and Reclamation District by the Act. The District is located wholly within the extraterritorial jurisdiction of the City.

The District is empowered, among other things, to purchase, construct, operate and maintain all works, improvements, facilities and plants, and contract rights therefore, necessary for the supply and distribution of water; the collection, transportation, and treatment of wastewater; and the control and diversion of storm water. The District may issue bonds and other forms of indebtedness to purchase or construct such facilities or contract rights therefor. The District is also empowered to establish, operate, and maintain fire-fighting facilities, independently or with one or more conservation and reclamation districts after approval by the City, the TCEQ and the voters of the District.

The TCEQ exercises continuing supervisory jurisdiction over the District. The District is required to observe certain requirements of the City which limit the purposes for which the District may sell bonds to the acquisition, construction, and improvement of waterworks, wastewater, and drainage facilities or contract rights therefor, and the refunding of outstanding debt obligations; place restrictions on the terms and provisions and conditions on the sale of the District's bonds so long as such restraints and conditions do not render the bonds unmarketable; require approval by the City of District construction plans; and permit connections only to platted lots and reserves which have been approved by the City. Construction and operation of the District's drainage system are subject to the regulatory jurisdiction of additional government agencies. See "THE SYSTEM."

The District presently contains approximately 323.640 acres of land (241 developable acres) located in the southeast portion of El Paso County approximately 15 miles east of the central area of the City. The District is located north of Interstate Highway 10 and east of Loop 375. Eastlake Boulevard provides access to the District. From Interstate Highway 10, exit Eastlake Boulevard and proceed north approximately 1.8 miles to the intersection of Eastlake Boulevard and Peyton Drive. See "AERIAL PHOTOGRAPH" herein.

Validation of Creation of Participant Districts

The creation of the Original District and its division into Participant District Nos. 1-9 has been validated by a final judgment of the County Court-at-Law of El Paso County, TX. Likewise, creation of Participant District Nos. 10 and 11 has been validated by a final judgment of the District Court of El Paso County, TX. Each of the Participant Districts, including the District, has held a confirmation, bond, refunding bond, maintenance tax and contract tax election. All such election propositions have been approved by voters of the Participant Districts, including the District.

Status of Development

The District is being developed primarily for single family residential purposes, and is within the Paseo del Este development ("Paseo del Este"). Paseo del Este is being developed primarily by Hunt Communities Group, Inc. ("Hunt"), and B&G/Sunrise Joint Venture ("B&G") and is planned to include approximately 4,300 acres of land. The land in Paseo del Este was purchased from the Texas General Land Office by Hunt and affiliates thereof and B&G in varying positions in a series of transactions between 1998 and 2020. As of May 31, 2023, approximately 9,276 single family residential lots have been developed within Paseo del Este, and approximately 8,599 homes are completed or are in various stages of construction in Paseo del Este, including approximately 877 lots and 606 homes are completed or are in various stages of construction within the District.

The development within the District includes Peyton Estates Unit One which was developed in 2010 as a high school and includes a portion of Peyton Drive an arterial that abuts the District, Peyton Pass Unit 1 which is a single family residential subdivision platted in 2011 containing 121 single family lots and encompassing approximately 22 acres, Peyton Pass Commercial which was originally platted in 2016 as a 13+ acre, nine-lot commercial subdivision but has since been re-platted three times as Peyton Pass Commercial Replats A, B and C, Peyton Estates Unit 5 contains 290 lots, 39.96 acres, Peyton Estates Unit 7 a residential subdivision containing approximately 48.445 acres and Peyton Estates Unit 8 a residential subdivision containing 43.797 acres. Hunt Peyton Estates, LLC is the developer of all of the above mentioned subdivisions.

All 241 developable acres within the District have been furnished with water, sanitary sewer and storm drainage facilities.

Community Facilities

Community facilities are located in the general vicinity of the District. Neighborhood shopping facilities, including supermarkets, pharmacies, cleaners, restaurants, banking facilities and other retail and service establishments are located within five miles of the District along areas adjacent to Loop 375. Fire protection for residents of the District is provided by the El Paso County Emergency Services District No. 1. Police protection is provided by the El Paso County Sheriff. Medical care for District residents is available from various facilities in the City within 15 miles of the District. The land within the District is located within the boundaries of Socorro Independent School District, and children within the District attend elementary and middle schools of Socorro Independent School District located within two (2) miles of the District.

MANAGEMENT

Board of Directors

The District is governed by the Board of Directors, consisting of five directors, which has control over and management supervision of all affairs of the District. None of the Directors listed below reside within the District; however, each Director owns a small parcel of land in the District. Directors are elected by the voters within the District for four-year staggered terms. Director elections are held in May in odd numbered years. The Directors and Officers of the District are listed below:

| <u>Name</u> | <u>Title</u> | <u>Term Expires</u> |
|----------------|---------------------|---------------------|
| Tom Hansen | President | 2027 |
| Rene Goldfien | Vice-President | 2025 |
| Manuel Garnica | Secretary | 2027 |
| Bernard Moye | Assistant Secretary | 2025 |
| Lana Ulrich | Assistant Secretary | 2027 |

While the District does not employ any full-time employees, it has contracted for certain services as follows:

Tax Assessor/Collector

Land and improvements within the District are appraised for ad valorem taxation purposes by the Appraisal District. The District's Tax Assessor/Collector is agreed upon by virtue of the interlocal agreement between the City and the District and the District has appointed the City of El Paso Tax Assessor/Collector to serve in this capacity for the District.

Operations

The District contracts with Inframark, LLC for maintenance and operation of the District's System. Inframark, LLC also serves as the operator of the Master District's System.

Bookkeeper

The District has engaged Municipal Accounts & Consulting, L.P., to serve as the District's bookkeeper.

Engineer

The consulting engineer for the District is TRE & Associates, LLC (the "Engineer").

General Counsel

The District engages Gordon Davis Johnson & Shane P.C., El Paso, Texas, as General Counsel. The fees payable to General Counsel are not contingent upon the issuance sale and delivery of the Bonds.

Bond Counsel

The District has engaged McCall, Parkhurst & Horton L.L.P., Austin, Texas ("Bond Counsel"). The fees payable to Bond Counsel are contingent upon the issuance, sale and delivery of the Bonds.

Disclosure Counsel

The District has engaged Locke Lord LLP, Dallas, Texas, as Disclosure Counsel. The fees payable to Disclosure Counsel are contingent upon the sale, issuance and delivery of the Bonds.

Financial Advisor

Hilltop Securities, Inc., El Paso, Texas and Dallas, Texas (the “Financial Advisor”) serves as financial advisor to the District. The fee to be paid the Financial Advisor is contingent upon sale and delivery of the Bonds.

Auditor

The District’s financial statements for the fiscal year ending September 30, 2022 have been audited by West, Davis & Company, LLP.

THE DEVELOPER

Role of a Developer

In general, the activities of a landowner or developer in a district such as the District include designing the project, defining a marketing program and setting building schedules; securing necessary governmental approvals and permits for development; arranging for the construction of roads and the installation of utilities; and selling or leasing improved tracts or commercial reserves to other Developer or third parties. In most instances, a landowner or developer will be required by the TCEQ to pay thirty percent (30%) of the cost of placing the water distribution, wastewater collection, and storm drainage facilities in a district, exclusive of water supply and storage and wastewater treatment plants of which the district incurs one hundred percent (100%) of the cost. While a developer is required by the TCEQ to pave streets, a developer is under no obligation to a district to undertake development activities according to any particular plan or schedule. Furthermore, there is no restriction on a developer's right to sell any or all of the land which the developer owns within a district. In addition, the developer is ordinarily the major taxpayer within the district during the early stages of development. The relative success or failure of a developer to perform in the above-described capacities may affect the ability of a district to collect sufficient taxes to pay debt service and retire bonds.

Neither the Developer (as hereinafter defined) nor any of its affiliates, is obligated to pay principal of or interest on the Bonds. Prospective purchasers are encouraged to inspect the District in order to acquaint themselves with the nature of development that has occurred or is occurring within the boundaries of the District.

The Developer

Water, sewer and drainage facilities to serve specific sections within the District have been acquired or constructed by Hunt Peyton Estates, LLC, referred to herein as the “Developer.” Major water, sewer and drainage facilities and streets to serve land within the District are being developed by Hunt Peyton Estates, LLC, an affiliate of Hunt. The activities of Hunt and its affiliates include investment management, mortgage banking, direct lending, loan servicing, asset management, property management, development, construction, consulting and advisory.

Land within the District is a portion of the development known as Paseo del Este. The Master District and the Participant Districts have been formed to include approximately 4,300 acres of land in and adjacent to the District. See “THE DISTRICT - Status of Development.”

The Developer is not responsible for, liable for, and has made no commitment for payment of the Bonds or other obligations of the District. The Developer may sell or otherwise dispose of its property within the District, or any other assets, at any time.

Developer Reimbursement Agreements

Each Participant District, including the District, has entered into reimbursement agreements with the Developer of regional water and sanitary sewer facilities serving the District and the other Participant Districts, including engineering costs (the “Regional Facilities”) serving all Participant Districts pursuant to which the Participant District agrees to reimburse the Developer for the Participant District’s pro rata share of the costs of the Regional Facilities based on the Participant District’s total ultimate estimated connections as compared to the total connections in all eleven Participant Districts. In addition, such reimbursement agreements contemplate the Participant District will reimburse the Developer for the Participant District’s pro rata share of (i) the Developer costs for creation of all eleven Participant Districts and (ii) the administrative and operation advances to all eleven Participant Districts by the Developer, with each Participant District’s pro rata share of such expenses based on the ratio of 1 to 11. Finally, each Participant District, including the District, has entered into reimbursement agreements with the Developer of the Internal Facilities serving the specific Participant District pursuant to which the Participant District agrees to reimburse the Developer for the Internal Facilities serving only the specific Participant District. Before such Internal Facilities are purchased by a Participant District, the developer leases them to the Master District for its use in serving the retail customers within the Participant District. After purchase of such Internal Facilities by a Participant District, the Master District will continue to lease the Internal Facilities from the Participant District.

THE SYSTEM

Regulation

According to the Engineer, the District's water supply and distribution, wastewater collection, and storm drainage facilities (collectively, the "System") have been designed in accordance with accepted engineering practices and the then current requirements of various entities having regulatory or supervisory jurisdiction over the construction and operation of such facilities. The construction of the System was required to be accomplished in accordance with the standards and specifications of the District, the TCEQ and EPWU and is subject to inspection by each such entity. Operation of the System is conducted by the Master District; however, EPWU operates the water treatment and storage and sewer treatment facilities providing wholesale service to the Master District. The regulations and requirements of entities exercising regulatory jurisdiction over the System are subject to further development and revision which, in turn, could require additional expenditures by the District in order to achieve compliance. In particular, additional or revised requirements in the future in connection with any permit held by the EPWU for the wastewater treatment plant from which the District receives service could result in the need to construct additional facilities in the future.

The Master District Contract

The District and the remaining Participant Districts have each entered into a "Master District Contract" with the Master District to coordinate the development of the water, sanitary sewer and drainage facilities to serve the area within all eleven Participant Districts. Under the Master District Contract, the Master District will acquire, construct, own and operate the Regional Facilities to serve the area within all eleven Participant Districts; each Participant District will acquire, construct and own its Internal Facilities serving only area within it and lease the Internal Facilities to the Master District for operation; and the Master District will provide retail water and wastewater service to all retail customers in all of the Participant Districts.

Master District Facilities

Source of Water Supply: The District receives its water supply pursuant to the Paseo del Este Wholesale Potable Water Supply and Wastewater Treatment and Transportation Contract (the "Water Supply and Wastewater Agreement") between the Master District and EPWU. Pursuant to terms of the Water Supply and Wastewater Agreement, which expires in 2063, EPWU is obligated to provide wholesale water to meet the needs of the area served by the Master District, including land within the boundaries of the District. EPWU currently supplies water to the Master District facilities from its existing three million gallon elevated storage tank and 12.3 MGD booster pump station. The major components of the EPWU's system serving the Master District's water supply system will serve the anticipated 16,995 equivalent single-family connections and contractually up to 20,000 equivalent single-family connections committed to the Master District, of which 1,468 are allocated to the District. As of May 31, 2023, the Master District is serving approximately 9,389 active water connections, of which 891 are within the District. According to the Engineer, the District's currently allocated water supply capacity (1,468 equivalent single family connections) is sufficient to serve the District at ultimate build-out.

In order to fully provide water supply to all of the Participant Districts in Paseo del Este, the Master District Facilities will need to be expanded from time to time to meet the demand for such facilities.

Source of Wastewater Treatment: The District is provided wastewater treatment capacity by EPWU through the Water Supply and Wastewater Agreement. Pursuant to the terms of the Water Supply and Wastewater Agreement, EPWU is obligated to provide wholesale wastewater service to meet the needs of the area served by the Master District, including land within the boundaries of the District. The agreement expires in 2063. Wastewater flows are routed to EPWU's Bustamante plant, which has a current permitted capacity of 39 MGD. Current wastewater treatment capacity can serve the anticipated 16,995 equivalent single-family connections and contractually up to 20,000 equivalent single-family connections committed to the Master District. As of May 31, 2023, the Master District is serving approximately 9,276 active wastewater connections, of which 877 are within the District. The Master District currently receives wholesale water and wastewater services from the EPWU for the areas within Participant Districts. According to the Engineer, the District's currently allocated wastewater treatment capacity (1,468 equivalent connections) is sufficient to serve the District at ultimate build-out.

Distribution and Wastewater Collection: Water distribution facilities consist of waterlines ranging in size from 8-inch to 16-inch, generally located within the rights-of-way. These water distribution facilities supply water from the EPWU to each Participant District's internal facilities.

The current wastewater collection facilities include sanitary sewer lines ranging in size from 8-inch to 27-inch generally located within the rights-of-way of collector roads. These collection lines collect wastewater from each Participant District and transport it to an EPWU wastewater interceptor.

Drainage: The Master District will provide the Participant Districts with drainage facilities when it is determined that the facilities benefit two or more Participant Districts. These Regional Facilities will be capable of handling a 100-year storm event and will include storm sewers, drainage channels and retention ponds.

Internal Water Distribution, Wastewater Collection and Storm Drainage Facilities

Internal water distribution, wastewater collection and storm drainage facilities (“Internal Facilities”) have been constructed by the District with funds advanced by the Developer to serve Peyton Estates Unit 7, which is a single family residential subdivision containing approximately 363 single family lots and encompassing approximately 48.445 acres and Peyton Pass Commercial containing approximately 9 lots and encompassing approximately 13.461 acres. A portion of the proceeds from sale of the Bonds will be used to reimburse the Developer for certain of the advances.

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Use and Distribution of Bond Proceeds

The estimated use and distribution of Bond proceeds is shown below. Of proceeds to be received from sale of the Bonds, \$2,988,770 is estimated for construction costs, and \$1,391,229 is estimated for non-construction costs. The actual amounts to be reimbursed by the District and the non-construction costs, including Developer Interest, will be finalized after sale of the Bonds and review by an independent auditor.

| <u>Construction Costs</u> | <u>District's Share</u> |
|---|-------------------------|
| A. District Facilities | |
| 1. Peyton Pass Commercial..... | \$ 448,016 |
| 2. Peyton Estates Unit Seven Water, Wastewater and Drainage..... | 2,162,800 |
| 3. Engineering | 253,766 |
| Total Developer Contribution Items | <u>\$ 2,864,582</u> |
| B. District Items (Regional Facilities) | |
| 1. Mission Ridge Towne Center Unit 1- 16" Regional Water Line Improvements . | \$ 20,078 |
| 2. Painted Sky at Mission Ridge Unit 3 - 12" & 16" Regional Waterline and Regional Wastewater Line Segments C2-B, C2-C & C2-D Improvements.... | 88,657 |
| 3. Regional Engineering..... | 15,454 |
| Total District Items (Regional Facilities) | <u>\$ 124,189</u> |
| TOTAL CONSTRUCTION COSTS (68% of BIR) | <u>\$ 2,988,770</u> |
| <u>Non-Construction Costs</u> | |
| A. Legal Fees | \$ 80,700 |
| B. Financial Advisor Fees | 54,750 |
| C. Interest Costs | |
| 1. Capitalized Interest | 229,950 |
| 2. Developer Interest..... | 686,159 |
| D. Bond Discount (3%)..... | 131,400 |
| E. Bond Issuance Expenses..... | 58,145 |
| F. Bond Application Report Costs..... | 60,000 |
| G. Attorney General's Fee (0.10%)..... | 4,380 |
| H. TCEQ Bond Issuance Fee (0.25%)..... | 10,950 |
| I. Administrative Advances..... | 74,795 |
| TOTAL NON-CONSTRUCTION COSTS (32% of BIR) | <u>\$ 1,391,229</u> |
| TOTAL BOND ISSUE REQUIREMENT | <u>\$ 4,380,000</u> |

In the event approved estimated amounts exceed actual costs, the difference comprises a surplus which may be expended for uses in accordance with the rules of the TCEQ. In the event actual costs exceed previously approved estimated amounts and contingencies, additional TCEQ approval and the issuance of additional bonds may be required.

Future Debt

In addition to the costs of facilities being financed with proceeds from sale of the Bonds, the Developer has financed the engineering and construction of certain other Regional Facilities. After reimbursement from sale of the Bonds, the Developer will have expended approximately \$380,000 (as of June 30, 2023) for design, construction and acquisition of the District's share of Regional Facilities not yet reimbursed. It is anticipated that proceeds from future issues of District bonds will be used, in part, to reimburse the Developer for the District's pro rata share of the costs of the Regional Facilities and all of the costs of the District Facilities and future costs of developing currently undeveloped land, to the extent allowed by the TCEQ.

UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED

| <u>Date of</u> <u>Authorization</u> | <u>Purpose</u> | <u>Amount</u> <u>Authorized</u> | <u>Issued</u> <u>to Date</u> | <u>Amount</u> <u>Unissued</u> |
|--|---------------------------------------|------------------------------------|---------------------------------|----------------------------------|
| 5/14/2011 | Water, Sanitary Sewer and Drainage | \$32,000,000 | \$12,790,000 * | \$19,210,000 |

* Includes the Bonds.

FINANCIAL STATEMENT

| | |
|--|------------------------------|
| Tax Year 2023 Preliminary Assessed Valuation | \$188,810,256 ^(a) |
| District Debt: | |
| Currently Outstanding Bonds | \$ 8,315,000 |
| The Bonds | <u>\$ 4,380,000</u> |
| Gross Debt Outstanding (after issuance of the Bonds)..... | \$ 12,695,000 |
| Ratio of Gross Debt to 2023 Preliminary Assessed Valuation | 6.72% |

Approximate Area of District – 323.640 acres (241 developable acres)

(a) 2023 Preliminary Assessed Valuation by the Appraisal District. Represents the preliminary assessed taxable assessed valuation within the District as of January 1, 2023. No assurance can be given as to the final assessed valuation in the District, and the District will not levy taxes on such the assessed valuation until it is certified by the Appraisal District. See “TAX PROCEDURES.”

Cash and Investment Balances (as of May 11, 2023)

| | | |
|-------------------|--------------------------------|-----------------------------|
| Operating Fund | Cash and Temporary Investments | \$114,009.98 |
| Capital Projects | Cash and Temporary Investments | \$153,147.50 |
| Debt Service Fund | Cash and Temporary Investments | \$766,918.63 ^(a) |

See “SELECTED FINANCIAL INFORMATION.”

(a) Balance as of delivery of Bonds. Twelve (12) months of capitalized interest will be deposited into such fund from Bond proceeds (estimated to be \$229,950). Neither the Bond Resolution nor Texas law requires that the District maintain any particular balance in the Debt Service Fund.

ESTIMATED OVERLAPPING DEBT STATEMENT

Expenditures of the various taxing entities within the territory of the District are paid out of ad valorem taxes levied by such entities on properties within the District. Such entities are independent of the District and may incur borrowings to finance their expenditures. This statement of direct and estimated overlapping ad valorem tax bonds ("Tax Debt") was developed from information contained in the "Texas Municipal Reports" published by the Municipal Advisory Council of Texas. Except for the amounts relating to the District, the District has not independently verified the accuracy or completeness of such information, and no person should rely upon such information as being accurate or complete. Furthermore, certain of the entities listed may have issued additional bonds since the date hereof, and such entities may have programs requiring the issuance of substantial amounts of additional bonds, the amount of which cannot be determined. The following table reflects the estimated share of the overlapping Tax Debt of the District.

| Taxing Jurisdiction | Outstanding Bonds | As of | Overlapping | |
|---|----------------------|-----------|-------------|------------------------------|
| | | | Percent | Amount |
| El Paso County | \$ 247,590,199 | 5/31/2023 | 0.15% | \$ 371,385 |
| El Paso County Hospital District | 309,920,000 | 5/31/2023 | 0.15% | 464,880 |
| Socorro Independent School District | 769,086,593 | 5/31/2023 | 0.53% | 4,076,159 |
| Total Estimated Overlapping Debt..... | | | | \$ 4,912,424 |
| The District..... | | | | \$ 12,695,000 ^(a) |
| Total Direct and Estimated Overlapping Debt..... | | | | \$ 17,607,424 |
| Ratio of Total Direct and Estimated Overlapping Debt to 2023 Preliminary Assessed Valuation (b)..... | | | | 9.33% |

(a) Includes the Bonds.

(b) 2023 Preliminary Assessed Valuation subject to change. Represents the preliminary taxable assessed valuation within the District as of January 1, 2023. No assurance can be given as to the final assessed valuation in the District. See "TAX PROCEDURES."

Overlapping Tax Rates for 2022

| Taxing Jurisdiction | 2022 Tax Rate per \$100 Assessed Valuation |
|--|---|
| The District | \$ 0.700200 |
| El Paso County | 0.426290 |
| El Paso County Emergency Services District No. 1 | 0.100000 |
| El Paso Community College District | 0.122611 |
| Socorro Independent School District | 1.249712 |
| University Medical Center | 0.235000 |
| Total Overlapping Tax Rate | \$ 2.833813 |

TAX DATA

Tax Collections

The following statement of tax collections sets forth in condensed form the historical tax collection experience of the District. This summary has been prepared for inclusion herein, based upon information from District records. Reference is made to these records for further and more complete information.

| Tax Year | Assessed Valuation | Tax Rate | Tax Levy | Current Collections | | Total Collections | | Fiscal Year Ending |
|----------|----------------------------|-----------------------|--------------------------|---------------------|---------|-------------------|---------|--------------------------|
| | | | | Amount | Percent | Amount | Percent | |
| 2019 | \$ 24,090,555 | 0.7500 | \$ 180,679 | \$ 183,455 | 101.54% | \$ 184,233 | 101.97% | 9/30/2020 |
| 2020 | 30,551,226 | 0.7500 | 229,134 | 238,972 | 104.29% | 238,972 | 104.29% | 9/30/2021 |
| 2021 | 58,356,802 | 0.7002 | 408,614 | 409,295 | 100.17% | 409,295 | 100.17% | 9/30/2022 |
| 2022 | 98,035,234 | 0.7002 | 686,443 | 696,163 | 101.42% | 696,163 | 101.42% | 9/30/2023 ^(a) |
| 2023 | 188,810,256 ^(b) | 0.7002 ^(c) | 1,322,049 ^(d) | N/A | N/A | N/A | N/A | 9/30/2024 |

(a) Tax Collections billed on October 1. Collections are as of May 31, 2023.

(b) Tax Year 2023 Preliminary Assessed Valuation as reported by the Appraisal District. The final Tax Year 2023 Certified Assessed Valuation is expected to be delivered by the Central Appraisal District to the District on or before ____, 2023.

(c) Based on Tax Year 2022 final tax rate for the District. The District anticipates levying a \$0.7002 per \$100 ad valorem property tax rate in Tax Year 2023 in September 2023. Tax Levy calculation is preliminary for discussion purposes only.

(d) Actual Tax Year 2023 tax levy will be based on the certified taxable assessed valuation of the District (expected to be available on or before ____, 2023) and the actual tax rate levied in September 2023. No assurance can be given as to the final tax levy.

Taxes are due October 1 and become delinquent if not paid before February 1 of the year following the year in which imposed. No split payments are allowed and no discounts are allowed.

Tax Rate Distribution

| | 2023 ^(b) | 2022 | 2021 | 2020 | 2019 |
|----------------------------|---------------------|----------|----------|----------|----------|
| Debt Service | \$0.3851 | \$0.3851 | \$0.3851 | \$0.4490 | \$0.4500 |
| Contract ^(a) | 0.2900 | 0.2900 | 0.2900 | 0.2900 | 0.2900 |
| Maintenance and Operations | 0.0251 | 0.0251 | 0.0251 | 0.0110 | 0.0100 |
| Total | \$0.7002 | \$0.7002 | \$0.7002 | \$0.7500 | \$0.7500 |

(a) See “RISK FACTORS – District Operations and Contract Tax” and “– Contract Tax” below.

(b) The District anticipates levying a \$0.7002 per \$100 ad valorem property tax rate in Tax Year 2023 in September 2023. Tax Levy calculation is preliminary for discussion purposes only.

Tax Rate Limitations

Debt Service: Unlimited (no legal limit as to rate or amount). Maintenance and Operations: \$1.00 per \$100 Assessed Valuation.

Debt Service Tax

The Board covenants in the Bond Resolution to levy and assess, for each year that all or any part of the Bonds remain outstanding and unpaid, a tax adequate to provide funds to pay the principal of and interest on the Bonds. In connection with the approval of the Bonds, the TCEQ has approved an initial debt service rate of at most \$__ per \$100 assessed valuation.

Contract Tax

Under the Master District Contract, each Participant District has agreed to levy and collect a tax (the “Contract Tax”) to make payments to the Master District for (i) the Participant District’s pro rata share of any operating deficits incurred by the Master District and (ii) the debt service on any bonds issued by the Master District for Regional Facilities payable from the Contract Tax (“Master District Bonds”), with the Participant District’s pro rata share based on the Participant District’s total taxable assessed

valuation as compared to the total taxable assessed valuation in all eleven Participant Districts. However, the Master District Contract contemplates that the Master District would not issue Master District Bonds for purposes of reimbursing the Developer for the initial construction of the Regional Facilities. Thus, for the foreseeable future, the District contemplates levying a Contract Tax only for its pro rata share of the operating deficits of the Master District. The District levied a total tax of \$0.7002 per \$100 of Assessed Valuation for Tax Year 2022, as follows: \$0.3851 for debt service tax, \$0.2900 for Contract Tax and \$0.0251 for maintenance and operations tax.

Maintenance Tax

The Board of Directors of the District has the statutory authority to levy and collect an annual ad valorem tax for maintenance of the District's improvements, if such maintenance tax is authorized by vote of the District's electors. On May 14, 2011, the Board was authorized to levy such a maintenance tax in an amount not to exceed \$1.00 per \$100 of assessed valuation. For the 2022 tax year, the Board has levied a maintenance tax in the amount of \$0.0251 per \$100 assessed valuation. Such tax is in addition to taxes which the District is authorized to levy for paying principal and interest on the District's bonds.

Tax Exemptions

As discussed in the section titled "TAX PROCEDURES" herein, certain property in the District may be exempt from taxation by the District. The District does not exempt any percentage of the market value of any residential homesteads from taxation.

Additional Penalties

The District has contracted with a delinquent tax attorney to collect delinquent taxes. Pursuant to the contract and in accordance with the Texas Property Tax Code, the District recovers certain costs, expenses and fees associated with tax collection suits, including reasonable attorney's fees in the amount of twenty percent (20%) of the total amount of taxes, penalties, and interest due to the District.

Principal Taxpayers

The following list of principal taxpayers is based upon the 2022 tax roll, which reflects ownership at January 1, 2022.

| <u>Name of Taxpayer</u> | <u>Nature of Property</u> | <u>2022 Taxable Assessed Valuation</u> | <u>% of Taxable Assessed Valuation</u> |
|-----------------------------|---------------------------|--|--|
| Hunt Peyton Estates LLC | Real Estate | \$ 2,384,434 | 2.48% |
| Autozone Parts Inc | Retail Store | 1,286,505 | 1.34% |
| Hakes Brothers EPTX LLC | Real Estate | 1,124,132 | 1.17% |
| Ardent Quest @ Peyton Place | Real Estate | 1,120,165 | 1.17% |
| Saratoga Homes Inc | Real Estate | 997,380 | 1.04% |
| Casas de Leon LLC | Real Estate | 936,948 | 0.98% |
| Ithaca Development | Developer | 846,669 | 0.88% |
| Ashish Ventures LLC | Real Estate | 822,511 | 0.86% |
| B&B Merritt Real Estate LLC | Real Estate | 812,777 | 0.85% |
| Jerlet LLC & Barlee LLC | Real Estate | 780,174 | 0.81% |
| Total | | <u>\$11,111,695</u> | <u>11.57%</u> |

Summary of Assessed Valuation

The following summary of the Assessed Valuation is provided by the District's Tax Assessor/Collector based on information contained in the 2019-2023 tax rolls of the District and the preliminary 2023 tax roll of the District. Differences in totals may vary slightly from other information herein due to differences in dates of data.

| | 2023 ⁽¹⁾ | 2022 | 2021 | 2020 | 2019 |
|--------------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|
| Land and Improvements | \$ 198,287,601 | \$ 101,518,469 | \$ 59,866,900 | \$ 31,745,661 | \$ 26,633,396 |
| Personal Property | 2,997,321 | 2,210,107 | 2,301,348 | 2,037,645 | 1,232,197 |
| Exemptions | (12,474,666) | (5,693,342) | (3,811,446) | (3,232,080) | (3,775,038) |
| Total Assessed Valuation | <u>\$ 188,810,256</u> | <u>\$ 98,035,234</u> | <u>\$ 58,356,802</u> | <u>\$ 30,551,226</u> | <u>\$ 24,090,555</u> |

(1) 2023 Preliminary Assessed Valuation. Represents the preliminary taxable assessed valuation within the District as of January 1, 2023. No assurance can be given as to the final assessed valuation in the District, and the District will not levy taxes on the assessed valuation until it is certified by the Appraisal District.

Projected Tax Adequacy for Debt Service ⁽¹⁾

The calculations shown below assume, solely for purpose of illustration, no increase or decrease in assessed valuation over the 2023 Preliminary Assessed Valuation, no use of available funds, and utilization of a tax rate necessary to pay the District's projected average annual debt service requirements on the Bonds.

| | |
|---|------------|
| Projected Average Annual Debt Service Requirements, 2023-2048 | \$ 812,926 |
| \$0.4393 Tax Rate on the 2023 Preliminary Assessed Valuation at 98% Collection Produces | \$ 836,208 |

(1) Preliminary assessed valuation, subject to change.

TAX PROCEDURES

Authority to Levy Taxes

The Board is authorized to levy an annual ad valorem tax, without legal limitation as to rate or amount, on all taxable property within the District in an amount sufficient to pay the principal of and interest on the Bonds, and any additional bonds payable from taxes which the District may hereafter issue (see "RISK FACTORS - Future Debt") and to pay the expenses of assessing and collecting such taxes. The District agrees in the Bond Resolution to levy such a tax from year to year as described more fully herein under "THE BONDS - Source of and Security for Payment." Under Texas law, the Board may also levy and collect an annual ad valorem tax for the operation and maintenance of the District and its water and wastewater system and for the payment of certain contractual obligations. See "TAX DATA."

Property Tax Code and County-Wide Appraisal District

The Texas Property Tax Code (the "Property Tax Code") specifies the taxing procedures of all political subdivisions of the State, including the District. The District must also follow tax procedures found in the Texas Water Code. These statutory provisions are complex and are not fully summarized here.

The Property Tax Code requires, among other matters, county-wide appraisal and equalization of taxable property values and establishes in each county of the State an appraisal district with the responsibility for recording and appraising property for all taxing units within a county and an appraisal review board with responsibility for reviewing and equalizing the values established by the appraisal district. The Appraisal District has the responsibility for appraising property for all taxing units within El Paso County, including the District. Such appraisal values are subject to review and change by the El Paso County Appraisal Review Board (the "Appraisal Review Board").

Property Subject to Taxation by the District

General: Except for certain exemptions provided by Texas law, all real property, tangible personal property held or used for the production of income, mobile homes, and certain categories of intangible personal property with a tax situs in the District are subject to taxation by the District; however, no effort is expected to be made by the Appraisal District to include on a tax roll tangible or intangible personal property not devoted to commercial or industrial use. Principal categories of exempt property include, but are not limited to: property owned by the State or its political subdivisions if the property is used for public purposes; property exempt from ad valorem taxation by federal law; income producing tangible personal property or mineral interest with a taxable value of less than \$500; certain property used for the control of air, water or land pollution; solar and wind powered energy devices; certain non-profit cemeteries, farm products owned by the producer; and certain property owned by qualified charitable, religious, veterans, youth development, fraternal organizations, designated historical sites, travel trailers, and most individually owned automobiles. Goods, wares, ores and merchandise (other than oil, gas, or petroleum products) that are acquired in or imported into the state and forwarded out of state within 175 days thereafter are also exempt. Article VIII, Section 1-a of the Texas Constitution grants a \$3,000 homestead exemption for all homesteads taxed by counties for farm-to-market roads and flood control purposes. Property owned

by a disabled veteran or by the spouse of certain children of a deceased disabled veteran or a veteran who died while on active duty is partially exempt to between \$5,000 and \$12,000 of assessed value depending upon the disability rating of the veteran. A veteran who receives a disability rating of 100% is entitled to an exemption for the full value of the veteran's residence homestead. Additionally, subject to certain conditions, the surviving spouse or a disabled veteran who is entitled to an exemption for the full value of the veteran's residence homestead is also entitled to an exemption from taxation of the total appraised value of the same property to which the disabled veteran's exemption applied. The surviving spouse of a member of the armed services who was killed in action is entitled to an exemption from taxation of the total appraised value of the surviving spouse's residence homestead where certain conditions are met and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse.

The surviving spouse of a first responder who was killed or fatally injured in the line of duty is, subject to certain conditions, entitled to an exemption of the total appraised value of the surviving spouse's residence homestead, and, subject to certain conditions, an exemption up to the same amount may be transferred to a subsequent residence homestead of the surviving spouse. Also partially exempt are residence homesteads of certain persons who are disabled or at least 65 years old, not less than \$3,000 of appraised value or such higher amount as the Board or the District's voters may approve. Subject to certain conditions, the surviving spouse of a person 65 or older is entitled to an exemption for the same property in an amount equal to that which the deceased spouse was qualified. The District's tax assessor is authorized by statute to disregard exemptions for the disabled and elderly if granting the exemption would impair the District's obligation to pay tax-supported debt incurred prior to adoption of the exemption by the District. The District's tax assessor/collector is authorized by statute to disregard such exemptions for the elderly and disabled if granting the exemptions would impair the District's obligation to pay tax supported debt incurred prior to adoption of the exemptions by the District. See "TAX DATA."

Residential Homestead Exemptions: The Property Tax Code authorizes the governing body of each political subdivision in the State to exempt up to twenty percent (20%) (not less than \$5,000) of the appraised value of residential homesteads from ad valorem taxation. Where ad valorem taxes have previously been pledged for the payment of debt, the governing body of a political subdivision may continue to levy and collect taxes against the exempt value of the homesteads until the debt is discharged, if the cessation of the levy would impair the obligations of the contract by which the debt was created. The adoption of a homestead exemption may be considered each year, but must be adopted before July 1. The District has not adopted a general residential homestead exemption. See "TAX DATA."

Freeport Goods Exemption: Freeport goods are goods, wares, merchandise, other tangible personal property and ores, other than oil, natural gas and other petroleum products, which have been acquired or brought into the state for assembling, storing, manufacturing, repair, maintenance, processing or fabricating purposes, or used to repair or maintain aircraft of a certified air carrier, and shipped out of the state within one hundred seventy-five (175) days. Freeport goods are exempt from taxation by the District.

Goods-in-Transit Exemptions: A "Goods-in-Transit Exemption" may apply to certain tangible personal property that is acquired in or imported into Texas for assembling, storing, manufacturing or fabrication purposes which is destined to be forwarded to another location in Texas not later than 175 days after acquisition or importation, so long as the location where said goods are detained is not directly or indirectly owned by the owner of the goods. The District has not taken action to allow taxation of goods-in-transit, and accordingly, the exemption is available within the District. However, the District may determine in the future to take action to tax exempt goods-in-transit personal property. A taxpayer may not claim both a Freeport Goods Exemption and a Goods-in-Transit Exemption on the same property.

Tax Abatement

El Paso County may designate all or part of the area within the District as a reinvestment zone. Thereafter, El Paso County, Socorro Independent School District, the District, and, if the District is annexed and dissolved, the City, at the option and discretion of each entity, may enter into tax abatement agreements with owners of property within the zone. Prior to entering into a tax abatement agreement, each entity must adopt guidelines and criteria for establishing tax abatement, which each entity will follow in granting tax abatement to owners of property. The tax abatement agreements may exempt from ad valorem taxation by each of the applicable taxing jurisdictions, including the District, for a period of up to ten (10) years, all or any part of any increase in the assessed valuation of property covered by the agreement over its assessed valuation in the year in which the agreement is executed, on the condition that the property owner make specified improvements or repairs to the property in conformity with the terms of the tax abatement. Each taxing jurisdiction has discretion to determine terms for its tax abatement agreements without regard to the terms approved by the other taxing jurisdictions.

Valuation of Property for Taxation

Generally, property in the District must be appraised by the Appraisal District at market value as of January 1 of each year. Once an appraisal roll is prepared and finally approved by the Appraisal Review Board, it is used by the District in establishing its tax

rolls and tax rate. Generally, assessments under the Property Tax Code are to be based on one hundred percent (100%) of market value, as such is defined in the Property Tax Code. In determining market value, either the replacement cost or the income or the market data method of valuation may be used, whichever is appropriate. Nevertheless, certain land may be appraised at less than market value under the Property Tax Code. Increases in the appraised value of residence homesteads are limited by the Texas Constitution to 10 percent annually regardless of the market value of the property.

The Property Tax Code permits land designated for agricultural use, open space or timberland to be appraised at its value based on the land's capacity to produce agricultural or timber products rather than at its market value. Substantially all of the undeveloped land in the District is valued based on agricultural use. The Property Tax Code permits under certain circumstances that residential real property inventory held by a person in the trade or business be valued at the price all such property would bring if sold as a unit to a purchaser who would continue the business. Provisions of the Property Tax Code are complex and are not fully summarized here. Landowners wishing to avail themselves of the agricultural use, open space or timberland designation or residential real property inventory designation must apply for the designation and the appraiser is required by the Property Tax Code to act on each claimant's right to the designation individually. A claimant may waive the special valuation as to taxation by some political subdivisions while claiming it as to another. If a claimant receives the agricultural use designation and later loses it by changing the use of the property or selling it to an unqualified owner, the District can collect taxes based on the new use, including taxes for the previous three (3) years for agricultural use and taxes for the previous five (5) years for open space land and timberland.

The Property Tax Code requires the Appraisal District to implement a plan for periodic reappraisal of property to update appraisal values. The plan must provide for appraisal of all real property in the Appraisal District at least once every three (3) years. It is not known what frequency of reappraisal will be utilized by the Appraisal District or whether reappraisals will be conducted on a zone or county-wide basis. The District, however, at its expense has the right to obtain from the Appraisal District a current estimate of appraised values within the District or an estimate of any new property or improvements within the District. While such current estimate of appraised values may serve to indicate the rate and extent of growth of taxable values within the District, it cannot be used for establishing a tax rate within the District until such time as the Appraisal District chooses formally to include such values on its appraisal roll.

District and Taxpayer Remedies

Under certain circumstances taxpayers and taxing units (such as the District) may appeal the orders of the Appraisal Review Board by filing a timely petition for review in State district court. In such event, the value of the property in question will be determined by the court or by a jury if requested by any party. Additionally, taxing units may bring suit against the Appraisal District to compel compliance with the Property Tax Code. The Property Tax Code also establishes a procedure for notice to property owners of reappraisals reflecting increased property value, appraisals which are higher than renditions, and appraisals of property not previously on an appraisal roll.

Rollback of Operation and Maintenance Tax Rate

During the 86th Regular Legislative Session, Senate Bill 2 ("SB 2") was passed and signed by the Governor, with an effective date (as to those provisions discussed herein) of January 1, 2020, and the provisions described herein are effective beginning with the 2020 tax year. See "SELECTED FINANCIAL INFORMATION" for a description of the District's 2022 total tax rate. Debt service and contract tax rates cannot be reduced by a rollback election held within any of the districts described below.

SB 2 classifies municipal utility districts differently based on their current operation and maintenance tax rate or on the percentage of projected build-out that a district has completed. Districts that have adopted an operation and maintenance tax rate for the current year that is 2.5 cents or less per \$100 of taxable value are classified herein as "Special Taxing Units." Districts that have financed, completed, and issued bonds to pay for all land, improvements and facilities necessary to serve at least 95% of the projected build-out of the district are classified as "Developed Districts." Districts that do not meet either of the classifications previously discussed can be classified herein as "Developing Districts." The impact each classification has on the ability of a district to increase its maintenance and operations tax rate pursuant to SB 2 is described for each classification below.

Special Taxing Units

Special Taxing Units that adopt a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Special Taxing Unit is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

Developed Districts

Developed Districts that adopt a total tax rate that would impose more than 1.035 times the amount of the total tax imposed by the district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, plus any unused increment rates, as calculated and described in Section 26.013 of the Tax Code, are required to hold an election within the district to determine whether to approve the adopted total tax rate. If the adopted total tax rate is not approved at the election, the total tax rate for a Developed District is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.035 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions, plus any unused increment rates. In addition, if any part of a Developed District lies within an area declared for disaster by the Governor of Texas or President of the United States, alternative procedures and rate limitations may apply for a temporary period. If a district qualifies as both a Special Taxing Unit and a Developed District, the district will be subject to the operation and maintenance tax threshold applicable to Special Taxing Units.

Developing Districts

Districts that do not meet the classification of a Special Taxing Unit or a Developed District can be classified as Developing Districts. The qualified voters of these districts, upon the Developing District's adoption of a total tax rate that would impose more than 1.08 times the amount of the total tax imposed by such district in the preceding tax year on a residence homestead appraised at the average appraised value of a residence homestead in the district, subject to certain homestead exemptions, are authorized to petition for an election to reduce the operation and maintenance tax rate. If an election is called and passes, the total tax rate for Developing Districts is the current year's debt service and contract tax rate plus the operation and maintenance tax rate that would impose 1.08 times the amount of operation and maintenance tax imposed by the district in the preceding year on a residence homestead appraised at the average appraised value of a residence homestead in the district in that year, subject to certain homestead exemptions.

The District

A determination as to a district's status as a Special Taxing Unit, Developed District or Developing District will be made by the Board of Directors on an annual basis. With respect to the District's 2022 tax rate, the District has been classified as a Developing District. The District cannot give any assurances as to what its classification will be at any point in time or whether the District's future tax rates will result in a total tax rate that will reclassify the District into a new classification and new election calculation.

Levy and Collection of Taxes

The District is responsible for the levy and, unless it elects to transfer such functions to another governmental entity, collection of its taxes. By September 1 of each year, or as soon thereafter as practicable, the rate of taxation is set by the Board of Directors based upon: a) the valuation of property within the District as of the preceding January 1, and b) the amount required to be raised for debt service, maintenance purposes and authorized contractual obligations. Taxes are due October 1, or when billed, whichever comes later, and become delinquent if not paid before February 1 of the year following the year in which imposed. A delinquent tax incurs a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. If the tax is not paid by July 1 of the year in which it becomes delinquent, the tax incurs a total penalty of twelve percent (12%) regardless of the number of months the tax has been delinquent and incurs an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. For those taxes billed at a later date and that become delinquent on or after June 1, they will also incur an additional penalty for collection costs of an amount established by the District and a delinquent tax attorney. The delinquent tax accrues interest at a rate of one percent (1%) for each month or portion of a month it remains unpaid. The Property Tax Code makes provisions for the split payment of taxes, discounts for early payment and the postponement of the delinquency date of taxes under certain circumstances which, at the option of the District, may be rejected.

The District's tax collector is required to enter into an installment payment agreement with any person who is delinquent on the payment of tax on a residence homestead for payment of tax, penalties and interest, if the person requests an installment agreement and has not entered into an installment agreement with the collector in the preceding 24 months. The installment agreement must provide for payments to be made in monthly installments and must extend for a period of at least 12 months and no more than 36 months. Additionally, the owner of a residential homestead property who is (i) sixty-five (65) years of age or older, (ii) disabled, or (iii) a disabled veteran, is entitled by law to pay current taxes on a residential homestead in installments without penalty or to defer the payment of taxes during the time of ownership. In the instance of tax deferral, a tax lien remains on the property and interest continue to accrue during the period of deferral.

District's Rights in the Event of Tax Delinquencies

Taxes levied by the District are a personal obligation of the owner of the property as of January 1 of the year for which the tax is imposed. On January 1 of each year, a tax lien attaches to property to secure the payment of all state and local taxes, penalties, and interest ultimately imposed for the year on the property. The lien exists in favor of the State and each local taxing unit, including the District, having power to tax the property. The District's tax lien is on a parity with tax liens of such other taxing units (see "ESTIMATED OVERLAPPING DEBT STATEMENT - Overlapping Tax Rates for 2022"). A tax lien on real property takes priority over the claim of most creditors and other holders of liens on the property encumbered by the tax lien, whether or not the debt or lien existed before the attachment of the tax lien; however, whether a lien of the United States is on a parity with or takes priority over a tax lien of the District is determined by applicable federal law. Personal property under certain circumstances is subject to seizure and sale for the payment of delinquent taxes, penalty, and interest.

At any time after taxes on property become delinquent, the District may file suit to foreclose the lien securing payment of the tax, to enforce personal liability for the tax, or both. In filing a suit to foreclose a tax lien on real property, the District must join other taxing units that have claims for delinquent taxes against all or part of the same property. Collection of delinquent taxes may be adversely affected by the cost of suit and sale, by the amount of taxes owed to other taxing units, by the effects of market conditions on the foreclosure sale price, by taxpayer redemption rights (a taxpayer may redeem property within six (6) months for commercial property and two (2) years for residential and all other types of property after the purchaser's deed issued at the foreclosure sale is filed in the county records) or by bankruptcy proceedings which restrict the collection of taxpayer debts. The District's ability to foreclose its tax lien or collect penalties or interest on delinquent taxes may be limited on property owned by a financial institution which is under receivership or conservatorship by the FDIC. See "RISK FACTORS – The Effect of FIRREA on Tax Collections of the District."

GENERAL FUND OPERATIONS

General

The Bonds are payable from the levy of an ad valorem tax, without legal limitation as to rate or amount, upon all taxable property in the District. Surplus revenues, if any, of the District's general fund are not pledged to the payment of the Bonds but are available for any lawful purpose including payment of debt service on the Bonds, at the discretion and upon action of the Board. It is not expected that significant net revenue, if any, will be available for payment of debt service on the Bonds.

Contract Tax

Under the Master District Contract, each Participant District has agreed to levy and collect the Contract Tax to make payments to the Master District for (i) the Participant District's pro rata share of any operating deficits incurred by the Master District and (ii) the debt service on any Master District Bonds, with the Participant District's pro rata share based on the Participant District's total taxable assessed valuation as compared to the total taxable assessed valuation in all eleven Participant Districts. However, the Master District Contract contemplates that the Master District would not issue Master District Bonds for purposes of reimbursing the Developer for the initial construction of the Regional Facilities. Thus, for the foreseeable future, the District contemplates levying a Contract Tax only for its pro rata share of the operating deficits of the Master District. The District levied a total tax of \$0.7002 per \$100 of Assessed Valuation for Tax Year 2022, as follows: \$0.3851 for debt service tax, \$0.2900 for contract tax and \$0.0251 for maintenance tax.

District Operation and Maintenance Expense

Because the Master District provides retail water and sanitary sewer service to all customers in the area within all eleven Participant Districts, including the District, the District does not expect to incur significant operating expenses; rather it expects to mainly incur administrative expenses. The Master District Contract provides that the Master District will pay each Participant District's ordinary administrative expenses, including the District's, if approved by the Master District as part of an annual budget. The Master District Contract provides an annual budget process where each Participant District submits its budget for approval by the Master District. So long as a Participant District's expenses are no more than ten percent higher than the average of the budgets for Participant Districts Nos. 2-11, the budget must be approved by the Master District. In addition, the District may levy its own maintenance tax to pay such expenses. However, because the Master District provides retail water and sanitary sewer service to all customers in the area within all eleven Participant Districts, including the District, the District does not expect to have any revenues from water and sanitary sewer operations to pay its operation and expenses.

No Water and Sanitary Sewer Revenues

Because the Master District provides retail water and sanitary sewer service to all customers in the area within all eleven Participant Districts, including the District, the District does not expect to have any revenues from water and sanitary sewer operations to pay its operation and maintenance expenses.

Operating Statement

The following statement sets forth in condensed form the historical results of operation of the District's General Fund. Accounting principles customarily employed in the determination of net revenues have been observed and in all instances exclude depreciation. Such summary is based upon information obtained from the District's audited financial statements and the District's bookkeeping records. Reference is made to such statements and records for further and more complete information.

| | Fiscal Year Ended September 30, | | | | |
|---------------------------------------|--|-------------------|---------------------|-------------------|-------------------|
| | 2022 | 2021 | 2020 | 2019 | 2018 |
| Revenues: | | | | | |
| Transfer From Master District | \$ 73,185 | \$ 78,362 | \$ 67,981 | \$ 77,723 | \$ 49,217 |
| Property Taxes | 14,675 | 3,502 | 3,239 | 107,003 | 75,681 |
| Contract Taxes | 168,911 | 92,527 | 71,204 | 60,247 | 69,779 |
| Interest | 565 | 41 | 1,030 | 6,744 | 3,306 |
| Total Revenues | <u>\$ 257,336</u> | <u>\$ 174,432</u> | <u>\$ 143,454</u> | <u>\$ 251,717</u> | <u>\$ 197,983</u> |
| Expenditures: | | | | | |
| Tax Transfer to Master District | \$ 168,911 | \$ 92,527 | \$ 71,204 | \$ 60,247 | \$ 69,779 |
| Legal Fees | 13,389 | 19,829 | 12,258 | 20,340 | 8,831 |
| Audit Fees | 5,500 | 5,500 | 5,500 | 4,000 | 4,000 |
| Accounting Fees | 24,406 | 22,619 | 22,403 | 23,575 | 18,000 |
| Engineering Fees | 3,240 | 3,756 | 3,803 | 5,046 | 1,845 |
| Management Fees | 9,910 | 9,287 | 8,918 | 8,494 | 8,026 |
| Director Salaries and Payroll Taxes | 6,136 | 8,881 | 8,074 | 9,043 | 2,907 |
| Insurance | 1,438 | 1,358 | 1,365 | 1,365 | 1,365 |
| Tax Assessor/Collector | 6,140 | 3,235 | 2,213 | 2,165 | 1,986 |
| Printing and Office Supplies | 564 | 605 | 464 | 511 | 319 |
| Postage and Delivery | 137 | 296 | 188 | 162 | 30 |
| Legal Notices | 1,510 | 2,582 | 1,457 | 840 | 720 |
| Travel | 815 | 414 | 1,338 | 2,181 | 1,190 |
| Fiscal Agent Fees | 1,500 | 1,500 | 1,500 | 1,500 | - |
| Total Expenditures | <u>\$ 243,596</u> | <u>\$ 172,389</u> | <u>\$ 140,685</u> | <u>\$ 139,469</u> | <u>\$ 118,998</u> |
| Transfer (to) Other Funds | <u>-</u> | <u>(564)</u> | <u>(246,131)</u> | <u>-</u> | <u>-</u> |
| Change in Net Position | <u>\$ 13,740</u> | <u>\$ 1,479</u> | <u>\$ (243,362)</u> | <u>\$ 112,248</u> | <u>\$ 78,985</u> |
| Fund Balance/Net Position - Beginning | <u>90,307</u> | <u>88,828</u> | <u>332,190</u> | <u>219,942</u> | <u>140,957</u> |
| Fund Balance/Net Position - Ending | <u>\$ 104,047</u> | <u>\$ 90,307</u> | <u>\$ 88,828</u> | <u>\$ 332,190</u> | <u>\$ 219,942</u> |

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PRO-FORMA DEBT SERVICE REQUIREMENTS

| Fiscal Year Ending, 30-Sep | Outstanding Debt Service | The Bonds ⁽¹⁾ | | | Total Debt Service |
|--|--------------------------------|--------------------------|---------------------|---------------------|--------------------------|
| | | Principal | Interest | Total | |
| 2023 | \$ 405,576 | \$ - | \$ - | \$ - | \$ 405,576 |
| 2024 | 508,483 | - | 210,788 | 210,788 | 719,270 |
| 2025 | 506,733 | 95,000 | 229,950 | 324,950 | 831,683 |
| 2026 | 514,758 | 95,000 | 224,963 | 319,963 | 834,720 |
| 2027 | 512,208 | 100,000 | 219,975 | 319,975 | 832,183 |
| 2028 | 519,458 | 100,000 | 214,725 | 314,725 | 834,183 |
| 2029 | 521,114 | 105,000 | 209,475 | 314,475 | 835,589 |
| 2030 | 522,245 | 110,000 | 203,963 | 313,963 | 836,208 |
| 2031 | 523,076 | 110,000 | 198,188 | 308,188 | 831,264 |
| 2032 | 523,407 | 120,000 | 192,413 | 312,413 | 835,820 |
| 2033 | 528,289 | 120,000 | 186,113 | 306,113 | 834,401 |
| 2034 | 532,526 | 120,000 | 179,813 | 299,813 | 832,339 |
| 2035 | 536,107 | 125,000 | 173,513 | 298,513 | 834,620 |
| 2036 | 539,132 | 130,000 | 166,950 | 296,950 | 836,082 |
| 2037 | 541,407 | 130,000 | 160,125 | 290,125 | 831,532 |
| 2038 | 538,120 | 140,000 | 153,300 | 293,300 | 831,420 |
| 2039 | 544,221 | 145,000 | 145,950 | 290,950 | 835,171 |
| 2040 | 544,615 | 150,000 | 138,338 | 288,338 | 832,952 |
| 2041 | 549,299 | 155,000 | 130,463 | 285,463 | 834,761 |
| 2042 | 553,191 | 160,000 | 122,325 | 282,325 | 835,516 |
| 2043 | 556,117 | 165,000 | 113,925 | 278,925 | 835,042 |
| 2044 | 558,324 | 170,000 | 105,263 | 275,263 | 833,586 |
| 2045 | 419,520 | 315,000 | 96,338 | 411,338 | 830,858 |
| 2046 | 421,115 | 330,000 | 79,800 | 409,800 | 830,915 |
| 2047 | 192,100 | 580,000 | 62,475 | 642,475 | 834,575 |
| 2048 | 193,788 | 610,000 | 32,025 | 642,025 | 835,813 |
| Total | <u>\$ 12,804,929</u> | <u>\$ 4,380,000</u> | <u>\$ 3,951,150</u> | <u>\$ 8,331,150</u> | <u>\$ 21,136,079</u> |
| Average Annual Debt Service (2023-2048). | | | | | |
| | | | | | \$ 812,926 |
| Maximum Annual Debt Service (2030). | | | | | |
| | | | | | \$ 836,208 |

(1) Interest on the Bonds calculated at a rate of 5.250% per annum for purposes of illustration only. Preliminary, subject to change.

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LEGAL MATTERS

Legal Proceedings

Issuance of the Bonds is subject to the approving legal opinion of the Attorney General of Texas to the effect that the Bonds are valid and binding obligations of the District payable from the proceeds of an annual ad valorem tax levied, without legal limit as to rate or amount, upon all taxable property within the District. Issuance of the Bonds is also subject to the legal opinion of Bond Counsel, based upon examination of a transcript of the proceedings incident to authorization and issuance of the Bonds, to the effect that the Bonds are valid and binding obligations of the District payable from the sources and enforceable in accordance with the terms and conditions described therein, except to the extent that the enforceability thereof may be affected by governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity. Bond Counsel's legal opinion will also address the matters described below under "TAX EXEMPTION." Such opinions will express no opinion with respect to the sufficiency of the security for or the marketability of the Bonds. In connection with the issuance of the Bonds, Bond Counsel has been engaged by, and only represents, the District.

The legal fees to be paid Bond Counsel for services rendered in connection with the issuance of the Bonds are based upon a percentage of Bonds actually issued, sold and delivered, and therefore, such fees are contingent upon the sale and delivery of the Bonds.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of the expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction, nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Bond Counsel has reviewed the information appearing in this Official Statement under "THE BONDS," "THE DISTRICT - General," "MANAGEMENT – Bond Counsel" "TAX PROCEDURES," "LEGAL MATTERS – Legal Proceedings" (insofar as such section relates to the legal opinion of Bond Counsel), "TAX EXEMPTION" (insofar as such section relates to the legal opinion of Bond Counsel)," and "CONTINUING DISCLOSURE OF INFORMATION" (except under the subheading "Compliance with Prior Undertakings") solely to determine if such information, insofar as it relates to matters of law, is true and correct, and whether such information fairly summarizes the provisions of the documents referred to therein. Bond Counsel has not, however, independently verified any of the factual information contained in this Official Statement nor has it conducted an investigation of the affairs of the District for the purpose of passing upon the accuracy or completeness of this Official Statement. No person is entitled to rely upon Bond Counsel's limited participation as an assumption of responsibility for or an expression of opinion of any kind with regard to the accuracy or completeness of any information contained herein.

No Material Adverse Change

The obligations of the Initial Purchaser to take and pay for the Bonds, and of the District to deliver the Bonds, are subject to the condition that, up to the time of delivery of and receipt of payment for the Bonds, there shall have been no material adverse change in the financial condition of the District from that set forth or contemplated in the Preliminary Official Statement as amended or supplemented through the date of sale.

No-Litigation Certificate

The District will furnish the Initial Purchaser a certificate, executed by both the President and Secretary of the Board, and dated as of the date of delivery of the Bonds, to the effect that no litigation of any nature is pending, or to its knowledge threatened, either in state or federal courts, contesting or attacking the Bonds; restraining or enjoining the levy, assessment and collection of ad valorem taxes to pay the interest or the principal of the Bonds; in any manner questioning the authority or proceedings for the issuance, execution or delivery of the Bonds; or affecting the validity of the Bonds or the title of the present officers of the District.

TAX EXEMPTION

Opinion

On the date of initial delivery of the Bonds, Bond Counsel will render its opinion that, in accordance with statutes, regulations, published rulings and court decisions existing on the date thereof (“Existing Law”), (1) interest on the Bonds for federal income tax purposes will be excludable from the “gross income” of the holders thereof and (2) the Bonds will not be treated as “specified private activity bonds” the interest on which would be included as an alternative minimum tax preference item under section 57(a)(5) of the Internal Revenue Code of 1986 (the “Code”). Except as stated above, Bond Counsel to the District will express no opinion as to any other federal, state or local tax consequences of the purchase, ownership or disposition of the Bonds. See “APPENDIX B – Form of Bond Counsel’s Opinion.”

In rendering its opinion, Bond Counsel to the District will rely upon (a) the District’s federal tax certificate and (b) covenants of the District with respect to arbitrage, the application of the proceeds to be received from the issuance and sale of the Bonds and certain other matters. Failure of the District to comply with these representations or covenants could cause the interest on the Bonds to become includable in gross income retroactively to the date of issuance of the Bonds.

The Code and the regulations promulgated thereunder contain a number of requirements that must be satisfied subsequent to the issuance of the Bonds in order for interest on the Bonds to be, and to remain, excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Bonds to be included in gross income retroactively to the date of issuance of the Bonds. The opinion of Bond Counsel to the District is conditioned on compliance by the District with the covenants and the requirements described in the preceding paragraph, and Bond Counsel to the District has not been retained to monitor compliance with these requirements subsequent to the issuance of the Bonds.

Bond Counsel’s opinion represents its legal judgment based upon its review of Existing Law and the reliance on the aforementioned information, representations and covenants. Bond Counsel’s opinion is not a guarantee of a result. The Existing Law is subject to change by the Congress and to subsequent judicial and administrative interpretation by the courts and the Department of the Treasury. There can be no assurance that such Existing Law or the interpretation thereof will not be changed in a manner which would adversely affect the tax treatment of the purchase, ownership or disposition of the Bonds.

A ruling was not sought from the Internal Revenue Service by the District with respect to the Bonds or the facilities financed or refinanced with the proceeds of the Bonds. Bond Counsel’s opinion represents its legal judgment based upon its review of Existing Law and the representations of the District that it deems relevant to render such opinion and is not a guarantee of a result. No assurances can be given as to whether the Internal Revenue Service will commence an audit of the Bonds, or as to whether the Internal Revenue Service would agree with the opinion of Bond Counsel. If an audit is commenced, under current procedures the Internal Revenue Service is likely to treat the District as the taxpayer and the Bondholders may have no right to participate in such procedure. No additional interest will be paid upon any determination of taxability.

Federal Income Tax Accounting Treatment of Original Issue Discount

The initial public offering price to be paid for one or more maturities of the Bonds may be less than the principal amount thereof or one or more periods for the payment of interest on the Bonds may not be equal to the accrual period or be in excess of one year (the “Original Issue Discount Bonds”). In such event, the difference between (i) the “stated redemption price at maturity” of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond would constitute original issue discount. The “stated redemption price at maturity” means the sum of all payments to be made on the Bonds less the amount of all periodic interest payments. Periodic interest payments are payments which are made during equal accrual periods (or during any unequal period if it is the initial or final period) and which are made during accrual periods which do not exceed one year.

Under Existing Law, any owner who has purchased such Original Issue Discount Bond in the initial public offering is entitled to exclude from gross income (as defined in section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the accrual period. For a discussion of certain collateral federal tax consequences, see discussion set forth below.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

Under Existing Law, the original issue discount on each Original Issue Discount Bond is accrued daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (a) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (b) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, redemption, sale or other disposition of Original Issue Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state and local income tax purposes of the treatment of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

Collateral Federal Income Tax Consequences

The following discussion is a summary of certain collateral federal income tax consequences resulting from the purchase, ownership or disposition of the Bonds. This discussion is based on Existing Law, which is subject to change or modification, retroactively.

The following discussion is applicable to investors, other than those who are subject to special provisions of the Code, such as financial institutions, property and casualty insurance companies, life insurance companies, individual recipients of Social Security or Railroad Retirement benefits, individuals allowed an earned income credit, certain S corporations with Subchapter C earnings and profits, foreign corporations subject to the branch profits tax, taxpayers qualifying for the health insurance premium assistance credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase tax-exempt obligations.

THE DISCUSSION CONTAINED HEREIN MAY NOT BE EXHAUSTIVE. INVESTORS, INCLUDING THOSE WHO ARE SUBJECT TO SPECIAL PROVISIONS OF THE CODE, SHOULD CONSULT THEIR OWN TAX ADVISORS AS TO THE TAX TREATMENT WHICH MAY BE ANTICIPATED TO RESULT FROM THE PURCHASE, OWNERSHIP AND DISPOSITION OF TAX-EXEMPT OBLIGATIONS BEFORE DETERMINING WHETHER TO PURCHASE THE BONDS.

Interest on the Bonds may be includable in certain corporation's "adjusted financial statement income" determined under section 56A of the Code to calculate the alternative minimum tax imposed by the section 55 of the Code.

Under section 6012 of the Code, holders of tax-exempt obligations, such as the Bonds, may be required to disclose interest received or accrued during each taxable year on their returns of federal income taxation.

Section 1276 of the Code provides for ordinary income tax treatment of gain recognized upon the disposition of a tax-exempt obligation, such as the Bonds, if such obligation was acquired at a "market discount" and if the fixed maturity of such obligation is equal to, or exceeds, one year from the date of issue. Such treatment applies to "market discount Bonds" to the extent such gain does not exceed the accrued market discount of such Bonds; although for this purpose, a de minimis amount of market discount is ignored. A "market discount bond" is one which is acquired by the holder at a purchase price which is less than the stated redemption price at maturity or, in the case of a bond issued at an original issue discount, the "revised issue price" (i.e., the issue price plus accrued original issue discount). The "accrued market discount" is the amount which bears the same ratio to the market discount as the number of days during which the holder holds the obligation bears to the number of days between the acquisition date and the final maturity date.

State, Local and Foreign Taxes

Investors should consult their own tax advisors concerning the tax implications of the purchase, ownership or disposition of the Bonds under applicable state or local laws. Foreign investors should also consult their own tax advisors regarding the tax consequences unique to investors who are not United States persons.

Information Reporting and Backup Withholding

Subject to certain exceptions, information reports describing interest income, including original issue discount, with respect to the Bonds will be sent to each registered holder and to the IRS. Payments of interest and principal may be subject to backup withholding under section 3406 of the Code if a recipient of the payments fails to furnish to the payor such owner's social security number or other taxpayer identification number ("TIN"), furnishes an incorrect TIN, or otherwise fails to establish an exemption from the

backup withholding tax. Any amounts so withheld would be allowed as a credit against the recipient's federal income tax. Special rules apply to partnerships, estates and trusts, and in certain circumstances, and in respect of foreign investors, certifications as to foreign status and other matters may be required to be provided by partners and beneficiaries thereof.

Future and Proposed Legislation

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the Federal or state level, may adversely affect the tax-exempt status of interest on the Bonds under Federal or state law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

Qualified Tax-Exempt Obligations for Financial Institutions

Section 265(a) of the Code provides, in pertinent part, that interest paid or incurred by a taxpayer, including a "financial institution," on indebtedness incurred or continued to purchase or carry tax-exempt obligations is not deductible in determining the taxpayer's taxable income. Section 265(b) of the Code provides an exception to the disallowance of such deduction for any interest expense paid or incurred on indebtedness of a taxpayer that is a "financial institution" allocable to tax-exempt obligations, other than "private activity bonds," that are designated by a "qualified small issuer" as "qualified tax-exempt obligations." A "qualified small issuer" is any governmental issuer (together with any "on-behalf of" and "subordinate" issuers) who issues no more than \$10,000,000 of tax-exempt obligations during the calendar year. Section 265(b)(5) of the Code defines the term "financial institution" as any "bank" described in section 585(a)(2) of the Code, or any person accepting deposits from the public in the ordinary course of such person's trade or business that is subject to federal or state supervision as a financial institution. Notwithstanding the exception to the disallowance of the deduction of interest on indebtedness related to "qualified tax-exempt obligations" provided by section 265(b) of the Code, section 291 of the Code provides that the allowable deduction to a "bank", as defined in section 585(a)(2) of the Code, for interest on indebtedness incurred or continued to purchase "qualified tax-exempt obligations" shall be reduced by twenty-percent (20%) as a "financial institution preference item."

The District expects to designate the Bonds as "qualified tax-exempt obligations" within the meaning of section 265(b) of the Code. In furtherance of that designation, the District will covenants to take such action that would assure, or to refrain from such action that would adversely affect, the treatment of the Bonds as "qualified tax-exempt obligations". **Potential purchasers should be aware that if the issue price to the public exceeds \$10,000,000, there is a reasonable basis to conclude that the payment of a de minimis amount of premium in excess of \$10,000,000 is disregarded; however the Internal Revenue Service could take a contrary view. If the Internal Revenue Service takes the position that the amount of such premium is not disregarded, then such obligations might fail to satisfy the \$10,000,000 limitation and the Bonds would not be "qualified tax-exempt obligations."**

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SALE AND DISTRIBUTION OF THE BONDS

Award of the Bonds

After requesting competitive bids for the Bonds, the District accepted the bid resulting in the lowest net interest cost, which bid was tendered by _____ (the “Initial Purchaser”) bearing the interest rates shown on the cover page hereof, at a price of _____% of the principal amount thereof which resulted in a net effective interest rate of _____% as calculated pursuant to Chapter 1204 of the Texas Government Code, as amended.

Prices and Marketability

The delivery of the Bonds is conditioned upon the receipt by the District of a certificate executed and delivered by the Initial Purchaser on or before the date of delivery of the Bonds stating the prices at which the Bonds have been offered for sale to the public. For this purpose, the term “public” shall not include any person who is a bond house, broker, or similar person acting in the capacity of underwriter or wholesaler. Otherwise, the District has no understanding with the Initial Purchaser regarding the reoffering yields or prices of the Bonds. Information concerning reoffering yields or prices is the responsibility of the Initial Purchaser.

The prices and other terms with respect to the offering and sale of the Bonds may be changed at any time by the Initial Purchaser after the Bonds are released for sale, and the Bonds may be offered and sold at prices other than the initial offering prices, including sales to dealers who may sell the Bonds into investment accounts. In connection with the offering of the Bonds, the Initial Purchaser may over-allot or effect transactions that stabilize or maintain the market prices of the Bonds at levels above those that might otherwise prevail in the open market. Such stabilizing, if commenced, may be discontinued at any time.

The District has no control over trading of the Bonds in the secondary market. Moreover, there is no guarantee that a secondary market will be made in the Bonds. In such a secondary market, the difference between the bid and asked price of utility district bonds may be greater than the difference between the bid and asked price of bonds of comparable maturity and quality issued by more traditional municipal entities, as bonds of such entities are more generally bought, sold, or traded in the secondary market. Additionally, there are no assurances that if a secondary market for the Bonds were to develop, that any such secondary market would not be disrupted by other events. See “RISK FACTORS – Marketability.”

Securities Laws

No registration statement relating to the offer and sale of the Bonds has been filed with the United States Securities and Exchange Commission under the Securities Act of 1933, as amended, in reliance upon the exemptions provided thereunder. The Bonds have not been registered or qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been registered or qualified under the securities laws of any other jurisdiction. The District assumes no responsibility for registration or qualification of the Bonds under the securities laws of any other jurisdiction in which the Bonds may be offered, sold or otherwise transferred. This disclaimer of responsibility for registration or qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration or qualification provisions in such other jurisdiction.

Ratings and Bond Insurance

No application for a rating on the Bonds has been made.

Application has been made to municipal bond insurance companies for the qualification of the Bonds for municipal bond insurance. If qualified, such insurance will be available at the option and expense of the Initial Purchaser. The rating fees associated with the insurance will be the responsibility of the Initial Purchaser. See “BOND INSURANCE.”

PREPARATION OF OFFICIAL STATEMENT

Sources and Compilation of Information

The financial data and other information contained in this Official Statement has been obtained primarily from the District's records, the Developer, the Engineer, the Tax Assessor/Collector, the Appraisal District and information from certain other sources. All of these sources are believed to be reliable, but no guarantee is made by the District as to the accuracy or completeness of the information derived from sources other than the District, and its inclusion herein is not to be construed as a representation on the part of the District except as described below under “Certification of Official Statement.” Furthermore, there is no guarantee that any of the assumptions or estimates contained herein will be realized. The summaries of the agreements, reports, statutes, resolutions, engineering and other related information set forth in this Official Statement are included herein subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions, and reference is made to such documents for further information.

Financial Advisor

Hilltop Securities, Inc., (“HilltopSecurities”) is employed as the Financial Advisor to the District to render certain professional services, including advising the District on a plan of financing and preparing the Official Statement, including the Official Notice Of Sale and the Official Bid Form for the sale of the Bonds. In its capacity as Financial Advisor, HilltopSecurities has compiled and edited this Official Statement. In addition to compiling and editing, the Financial Advisor has obtained the information set forth herein under the caption indicated from the following sources:

“THE DISTRICT” – the Developer; the Engineer, and records of the District (“Records”); “THE DEVELOPER” - Developer; “THE SYSTEM” - Engineer; “UNLIMITED TAX BONDS AUTHORIZED BUT UNISSUED” - Records; “FINANCIAL STATEMENT” - Records; “ESTIMATED OVERLAPPING DEBT STATEMENT” - Municipal Advisory Council of Texas and Financial Advisor; “TAX DATA” - City of El Paso Tax Assessor/Collector; “MANAGEMENT” - District General Counsel; “PRO-FORMA DEBT SERVICE REQUIREMENTS” - Financial Advisor; “THE BONDS,” “LEGAL MATTERS,” and “TAX EXEMPTION” - McCall, Parkhurst & Horton L.L.P.

The Financial Advisor has provided the following sentence for inclusion in this official statement. The Financial Advisor has reviewed the information in this official statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Financial Advisor does not guarantee the accuracy or completeness of such information.

Consultants

In approving this Official Statement the District has relied upon the following consultants.

Engineer: The information contained in this Official Statement relating to engineering matters and to the description of the System and in particular that information included in the sections entitled “THE DISTRICT” and “THE SYSTEM” has been provided by TRE & Associates, LLC, Consulting Engineers, and has been included herein in reliance upon the authority of said firm as experts in the field of civil engineering.

Appraisal District: The information contained in this Official Statement relating to the assessed valuations has been provided by the El Paso Central Appraisal District and has been included herein in reliance upon the authority of such entity as experts in assessing the values of property in El Paso County, including the District.

Tax Assessor/Collector: The information contained in this Official Statement relating to the historical breakdown of the Assessed Valuations, principal taxpayers, and certain other historical data concerning tax rates and tax collections has been provided by the El Paso Central Appraisal District and the City of El Paso Tax Assessor/Collector and is included herein in reliance upon their respective authority as experts in assessing and collecting taxes.

Auditor: The District’s financial statements for the fiscal year ending September 30, 2022 have been audited by West, Davis & Company, LLP. See “APPENDIX A” for a copy of the District’s September 30, 2022, audited financial statements.

Updating the Official Statement

If, subsequent to the date of the Official Statement, the District learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Initial Purchaser, of any adverse event which causes the Official Statement to be materially misleading, and unless the Initial Purchaser elects to terminate its obligation to purchase the Bonds, the District will promptly prepare and supply to the Initial Purchaser an appropriate amendment or supplement to the Official Statement satisfactory to the Initial Purchaser; provided, however, that the obligation of the District to so amend or supplement the Official Statement will terminate when the District delivers the Bonds to the Initial Purchaser, unless the Initial Purchaser notifies the District on or before such date that less than all of the Bonds have been sold to ultimate customers, in which case the District's obligations hereunder will extend for an additional period of time as required by law (but not more than 90 days after the date the District delivers the Bonds).

Certification of Official Statement

The District, acting through its Board of Directors in its official capacity, hereby certifies, as of the date hereof, that the information, statements, and descriptions or any addenda, supplement and amendment thereto pertaining to the District and its affairs contained herein, to the best of its knowledge and belief, contain no untrue statement of a material fact and do not omit to state any material fact necessary to make the statements herein, in light of the circumstances under which they are made, not misleading. With respect to information included in this Official Statement other than that relating to the District, the District has no reason to believe that such information contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements herein, in the light of the circumstances under which they are made, not misleading; however, the Board has made no independent investigation as to the accuracy or completeness of the information derived from sources other than the District. In rendering such certificate, the official executing this certificate may state that he has relied in part on his examination of records of the District relating to matters within his own area of responsibility, and his discussions with, or certificates or correspondence signed by, certain other officials, employees, consultants and representatives of the District.

Official Statement “Deemed Final”

For purposes of compliance with Rule 15c2-12, this document, as the same may be supplemental or corrected by the District from time-to-time, may be treated as an official statement with respect to the Bonds described herein “deemed final” by the District as of the date hereof (or of any such supplement or correction).

The Official Statement, when further supplemented by adding information specifying the interest rates and certain other information relating to the Bonds, shall constitute a “final official statement” of the District with respect to the Bonds as that term is defined in Rule 15c2-12.

CONTINUING DISCLOSURE OF INFORMATION

In the Bond Resolution, the District has made the following agreement for the benefit of the holders and beneficial owners of the Bonds. The District is required to observe the agreement for so long as it remains obligated to advance funds to pay the Bonds. Under the agreement, the District will be obligated to provide certain updated financial information and operating data annually, and timely notice of specified material events, to the Municipal Securities Rulemaking Board (the “MSRB”) or to any successor to its functions as a repository through its Electronic Municipal Market Access (“EMMA”) system.

Annual Reports

The District will provide certain financial information and operating data annually to the MSRB. The financial information and operating data which will be provided with respect to the District will be the District’s audited financial statements and supplemental schedules as found in “APPENDIX A – District Audited Financial Statements for the Fiscal Year Ended September 30, 2022.” The District will update and provide this information within six months after the end of each of its fiscal years. The District will provide the updated information to the MSRB or any successor to its functions as a repository through the EMMA system. Any information concerning the District so provided shall be prepared in accordance with generally accepted auditing standards or other such principles as the District may be required to employ from time to time pursuant to state law or regulation, and audited if the audit report is completed within the period during which it must be provided. If the audited financial statements of the District are not complete within such period, then the District shall provide unaudited financial statements for the fiscal year to the MSRB within such six month period, and audited financial statements when the audited financial statements become available.

The District's current fiscal year end is September 30. Accordingly, it must provide updated information by March 31 in each year, unless the District changes its fiscal year. If the District changes its fiscal year, it will notify the MSRB of the change.

Notice of Certain Events

The District will provide timely notices of certain events to the MSRB, but in no event will such notices be provided to the MSRB in excess of ten business days after the occurrence of an event. The District will provide notice of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of Beneficial Owners of the Bonds, if material; (8) bond calls, if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the District or other obligated person within the meaning of Rule 15c2-

12; (13) consummation of a merger, consolidation, or acquisition involving the District or other obligated person within the meaning of the Rule or the sale of all or substantially all of the assets of the District or other obligated person within the meaning of the Rule, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of an definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the change of name of a trustee, if material; (15) incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and (16) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For these purposes, any event described in clause (12) of the immediately preceding paragraph is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer of the District in a proceeding under the United States Bankruptcy Court or in any other proceeding under state or federal law in which a court of governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the District in possession but subject to the supervision and orders of a court of governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

For the purposes of the events described in clauses (15) and (16) of the preceding paragraph, the term “Financial Obligation” is defined in the Bond Resolution to mean (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, and existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “Financial Obligation” shall not include municipal securities (as defined in the Securities Exchange Act of 1934, as amended) as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule. The Bond Resolution further provides that the District intends the words in such clauses (15) and (16) in the preceding paragraph and in the definition of Financial Obligation to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 29, 2018.

The District will provide notice of the aforementioned events to the MSRB in a timely manner (but not in excess of ten business days after the occurrence of the event). The District will also provide timely notice of any failure by the District to provide annual financial information in accordance with its agreement described above under “Annual Reports.”

Availability of Information from MSRB

The District has agreed to provide the foregoing information only to the MSRB. The MSRB makes the information available to the public without charge through its EMMA internet portal at www.emma.msrb.org.

Limitations and Amendments

The District has agreed to update information and to provide notices of material events only as described above. The District has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided, except as described above. The District makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell Bonds at any future date. The District disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders or beneficial owners of Bonds may seek a writ of mandamus to compel the District to comply with its agreement.

The District may amend its continuing disclosure agreement from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the District, but only if the agreement, as amended, would have permitted an underwriter to purchase or sell Bonds in the offering made hereby in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and either the holders of a majority in aggregate principal amount of the outstanding Bonds consent to the amendment or any person unaffiliated with the District (such as nationally recognized bond counsel) determines that the amendment will not materially impair the interests of the holders and beneficial owners of the Bonds. The District may also amend or repeal the agreement in the Bond Resolution if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid or unenforceable, but only to the extent that its right to do so would not prevent the Initial Purchaser from lawfully purchasing the Bonds in the offering described herein. If the District so amends the agreement, it has agreed to include with any financial information or operating data next provided in accordance with its agreement described above under “Annual Reports” an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information and operating data so provided.

Compliance with Prior Undertakings

Since first entering into a continuing disclosure agreement in 2019, the District has complied in all material respects with such agreements.

MISCELLANEOUS

All estimates, statements and assumptions in this Official Statement and the Appendix hereto have been made on the basis of the best information available and are believed to be reliable and accurate. Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any such statements will be realized.

This Official Statement was approved by the Board of Directors of Paseo del Este Municipal Utility District No. 7, as of the date shown on the cover page.

/s/ _____
President, Board of Directors
Paseo del Este Municipal Utility District No. 7

ATTEST:

/s/ _____
Secretary, Board of Directors
Paseo del Este Municipal Utility District No. 7

AERIAL PHOTOGRAPH
(Approximate boundaries)



PHOTOGRAPHS

The following photographs were taken in the District on June 20, 2023 solely to illustrate the type of improvements which have been constructed in the District. The District cannot predict if any additional improvements will be constructed in the future.





APPENDIX A

District Audited Financial Statements for the fiscal year ended September 30, 2022

APPENDIX B

Form of Bond Counsel's Opinion



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City Summary

Paseo del Este Municipal Utility District No. 7₃₅₂

Introduction

- On December 2, 2002, the City of El Paso approved a resolution consenting to the creation of Paseo Del Este Municipal Utility Districts No. 1-9 in the City of El Paso's Extraterritorial Jurisdiction for the purpose of providing water and wastewater facilities for the land within those Districts.
- Paseo Del Este MUD No. 7, a political subdivision of the State of Texas, is located in El Paso County (the "District No. 7"), was created by division of Paseo del Este Municipal Utility District (the "Original District") pursuant to a division order adopted by the Original District on March 27, 2003, and operates pursuant to Chapter 443, Acts of the Texas Legislature, Regular Session, 1997 (the "Act") and Chapters 49 and 54, Texas Water Code.
- The District No. 7 and nine other districts in the Paseo del Este development in eastern El Paso County known as Paseo del Este MUD Nos. 2, 3, 4, 5, 6, 8, 9, 10, and 11 have entered into a contract with the Master District (MUD No. 1) to coordinate the development of water, wastewater, and drainage facilities to serve the area within all the Paseo del Este Districts.
- The District No. 7 presently contains approximately 323.640 acres of land located in the southeast portion of El Paso County approximately 15 miles east of the central area of the City of El Paso, Texas. At ultimate development, the District is projected to serve 1,468 Equivalent Single-Family Connections.

Project Summary

- District No. 7, a political subdivision of the State of Texas, is located in El Paso County.
 - Bonds will be payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District No. 7. The Bonds are obligations of the District and are not obligations of the State of Texas, El Paso County, the City of El Paso or any political subdivision or agency other than the District No. 7.
 - The District No. 7 has previously issued three series of unlimited tax bonds, of which an aggregate principal amount of \$8,315,000 currently remains outstanding prior to the issue of the Bonds.
 - As of May 31, 2023, District No. 7 had a total of 891 connections and according to an El Paso Central Appraisal District certificate, has an estimated preliminary taxable assessed value of \$188,810,256.

Financing Summary

- District No. 7, a political subdivision of the State of Texas, is located in El Paso County.
 - Expected total annual debt service for the proposed bond of \$4,380,000 and existing debt is approximately \$812,926 for the life of the District's debt.
 - The District's Preliminary Overall Tax Rate should not exceed \$0.7002/\$100 for Tax Year 2023.
 - *Bonds will be payable from an annual ad valorem tax, without legal limitation as to rate or amount, levied upon all taxable property within the District No. 7. The Bonds are obligations of the District and are not obligations of the State of Texas, El Paso County, the City of El Paso or any political subdivision or agency other than the District No. 7.*