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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: January 23, 2018
Public Hearing: February 20, 2018

CONTACT PERSON/PHONE: Victor Morrison-Vega, (915) 212-1553, Morrison-VegaVX@elpasotexas.gov
Karina Braggalla, (915) 212-1604, BraggallaKX@elpasotexas.gov

DISTRICT(S) AFFECTED: District 7

SUBJECT:

An Ordinance amending the Future Land Use Map contained in "Plan El Paso" for certain properties located South of Trawood Drive and West of Lee Trevino Drive, as identified in Exhibit "A". from O1. Preserve, to G4, Suburban. Property Owner: Vista Hills Country Club. PLCP17-00007 (District 7)

BACKGROUND / DISCUSSION:

On November 30, 2017, City Plan Commission recommended Approval. This case is related to application number PZRZ17-00021, which requests to rezone the southern portion of the subject property from R-F (Ranch-Farm) to P-R1 (Planned Residential I).

PRIOR COUNCIL ACTION:

There is no prior City Council action on this application.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Recommended Approval on a 5-0 vote.

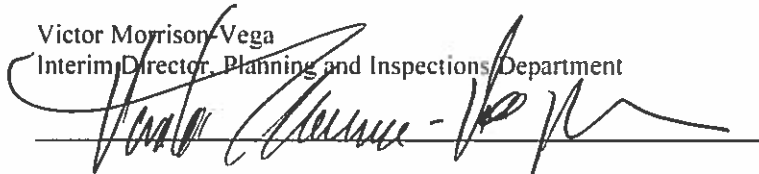
*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Victor Morrison-Vega
Interim Director, Planning and Inspections Department



APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR CERTAIN PROPERTIES LOCATED SOUTH OF TRAWOOD DRIVE AND WEST OF LEE TREVINO DRIVE, AS IDENTIFIED IN EXHIBIT "A", FROM O1, PRESERVE, TO G4, SUBURBAN.

WHEREAS, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the Comprehensive Plan provides a basis for the City's regulations and policies that directs its physical and economic development; and

WHEREAS, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

WHEREAS, the City's Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

WHEREAS, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City's Comprehensive Plan; and

WHEREAS, in instances when a request to amend the zoning map does not conform to the Future Land Use Map, an amendment to that map may be required; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Future Land Use Map, as detailed in Exhibit "A"; and

WHEREAS, after conducting a public hearing, the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

1. That the area identified in "Exhibit A" be incorporated into the City's Comprehensive Plan, *Plan El Paso*, for all purposes, including amending the Future Land Use Map from O1, Preserve to G4, Suburban.
2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long range general policies for guiding growth and development in the City.

ADOPTED this _____ day of _____, 2018.

THE CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



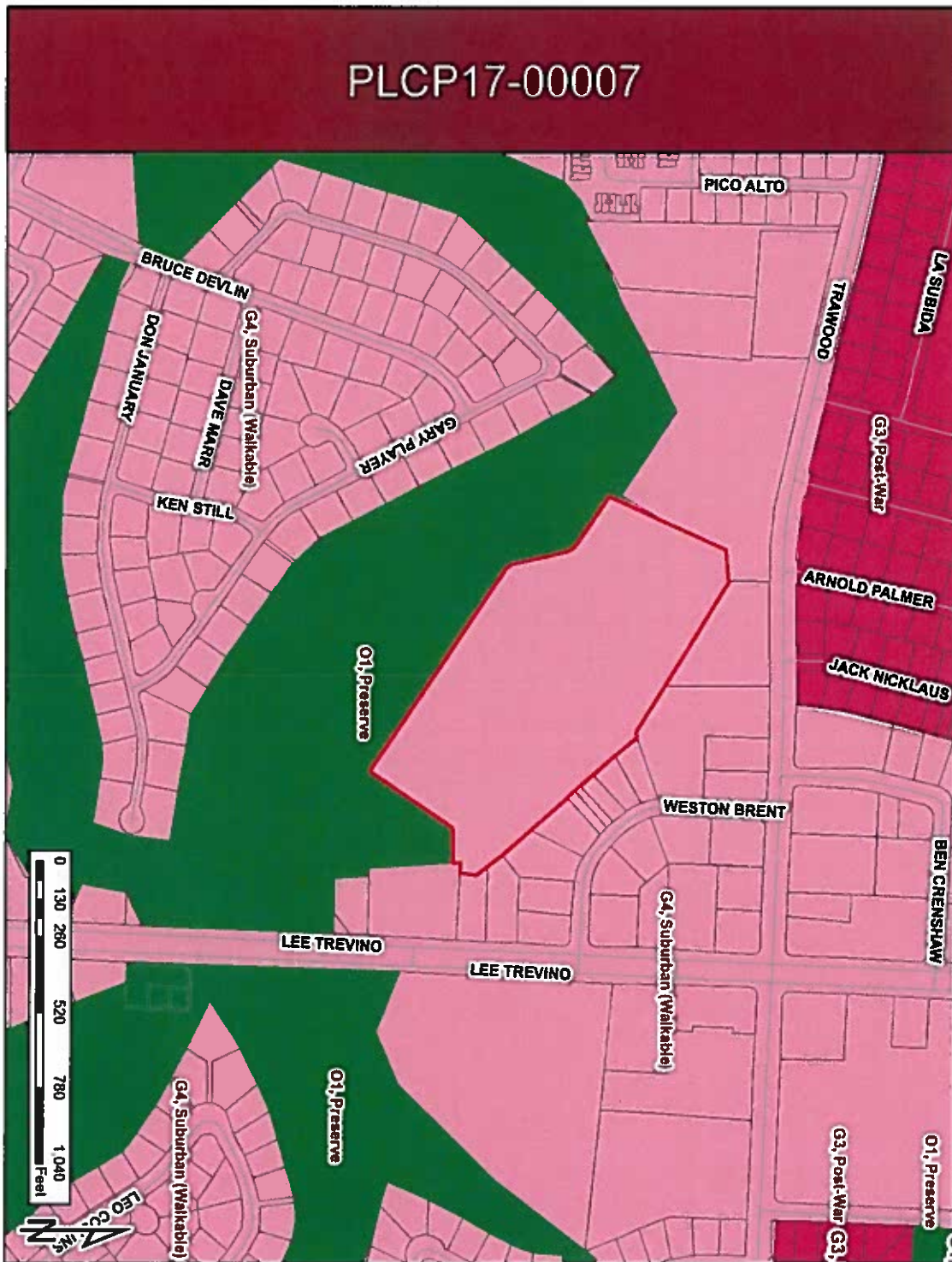
Victor Morrison-Vega, Interim Director
Planning & Inspections Department

ORDINANCE NO. _____

18-1007-2110 | 748962
2210 Trawood Drive- FLUM
KMN

PLCP17-00007

EXHIBIT A



ORDINANCE NO. _____
18-1007-2110 | 748962
2210 Trawood Drive- FLUM
KMN

PLCP17-00007

MEMORANDUM

DATE: January 16, 2018

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Karina Brasgalla, Planner

SUBJECT: PLCP17-00007

The City Plan Commission (CPC), on November 30, 2017, voted 5-0 to recommend **Approval** of the application amending "Plan El Paso" to modify the Future Land Use Map designation for the subject property from "O-1, Preserve" to "G-4, Suburban."

There were no communications from the public for or against the amendment request.

Property Owner: Vista Hills Country Club
Applicant: Vista Hills Country Club
Representative: CAD Consulting

Attachment:
Staff Report

2210 Trawood Dr.

City of El Paso — City Plan Commission — 11/30/2017

PLCP17-00007 — Comprehensive Plan Amendment **REVISED**



STAFF CONTACT:	- Karina Brascalla, (915) 212-1604, BrascallaKX@elpasotexas.gov
OWNER:	- Vista Hills Country Club
REPRESENTATIVE:	- CAD Consulting
LOCATION:	- 2210 Trawood Drive, District 7
LEGAL DESCRIPTION:	- Portion of Tract 1X, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
EXISTING DESIGNATION:	- O-1, Preserve
REQUEST:	- To adjust the Future Land Use designation from O-1, Preserve to G-4, Suburban
RELATED APPLICATIONS:	- Rezoning Case No. PZR17-00021
STAFF RECOMMENDATION:	- Approval

SUMMARY OF REQUEST: The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-1, Preserve to G-4, Suburban. The area of the proposed amendment is **approximately 18 acres**.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the request to amend the Future Land Use designation for the subject property from O-1, Preserve, to G-4, Suburban, and considers the G-4 land use designation the most appropriate for the property considering its proposed use and the character of the immediate area.



Conceptual Site Plan

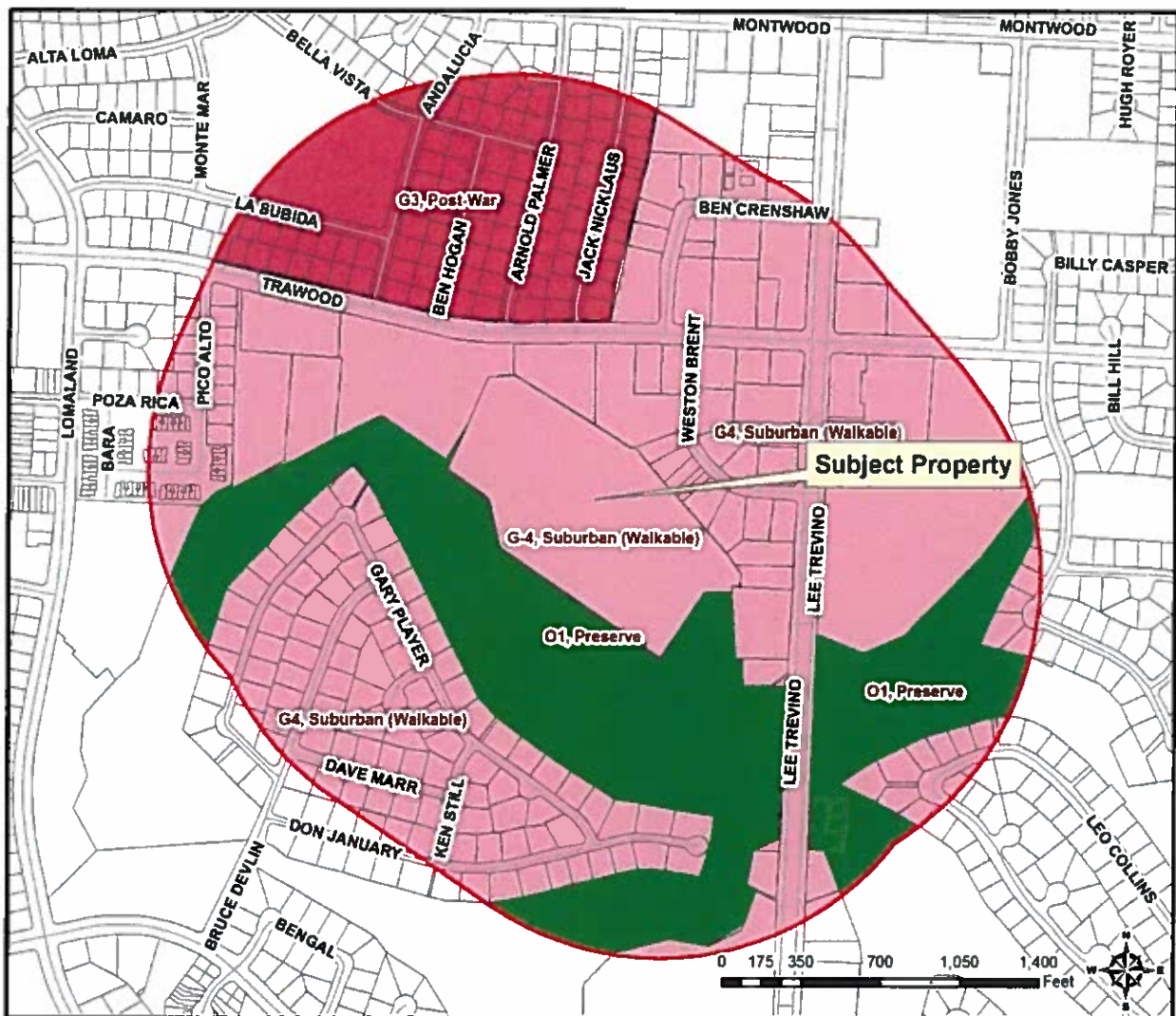
DESCRIPTION OF REQUEST

The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one property from O-1, Preserve to G-4, Suburban. The area of the proposed amendment is approximately 18 acres.

The property is currently in use as a driving range; however, the applicant is planning to develop for residential use. This case is related to application number PZRZ17-00021, which requests to rezone 11.0397 acres of the property from R-F (Ranch-Farm) to P-R1 (Planned Residential).

COMPATIBILITY TO SURROUNDINGS

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: There is existing residential development to the South and West of the subject property. Adjacent residential and commercial properties carry the G-4 designation.



FLUM Designations within One-Quarter Mile

FUTURE LAND USE MAP ANALYSIS

SUITABILITY OF SITE FOR USES UNDER CURRENT DESIGNATION: The current designation is O-1, Preserve which Plan El Paso describes as applying to "publicly owned land...all City and County parks and public drainage areas, and cemeteries." The definition of O-1 does not fit the subject property as it has been in use as a private golf course since 1974.

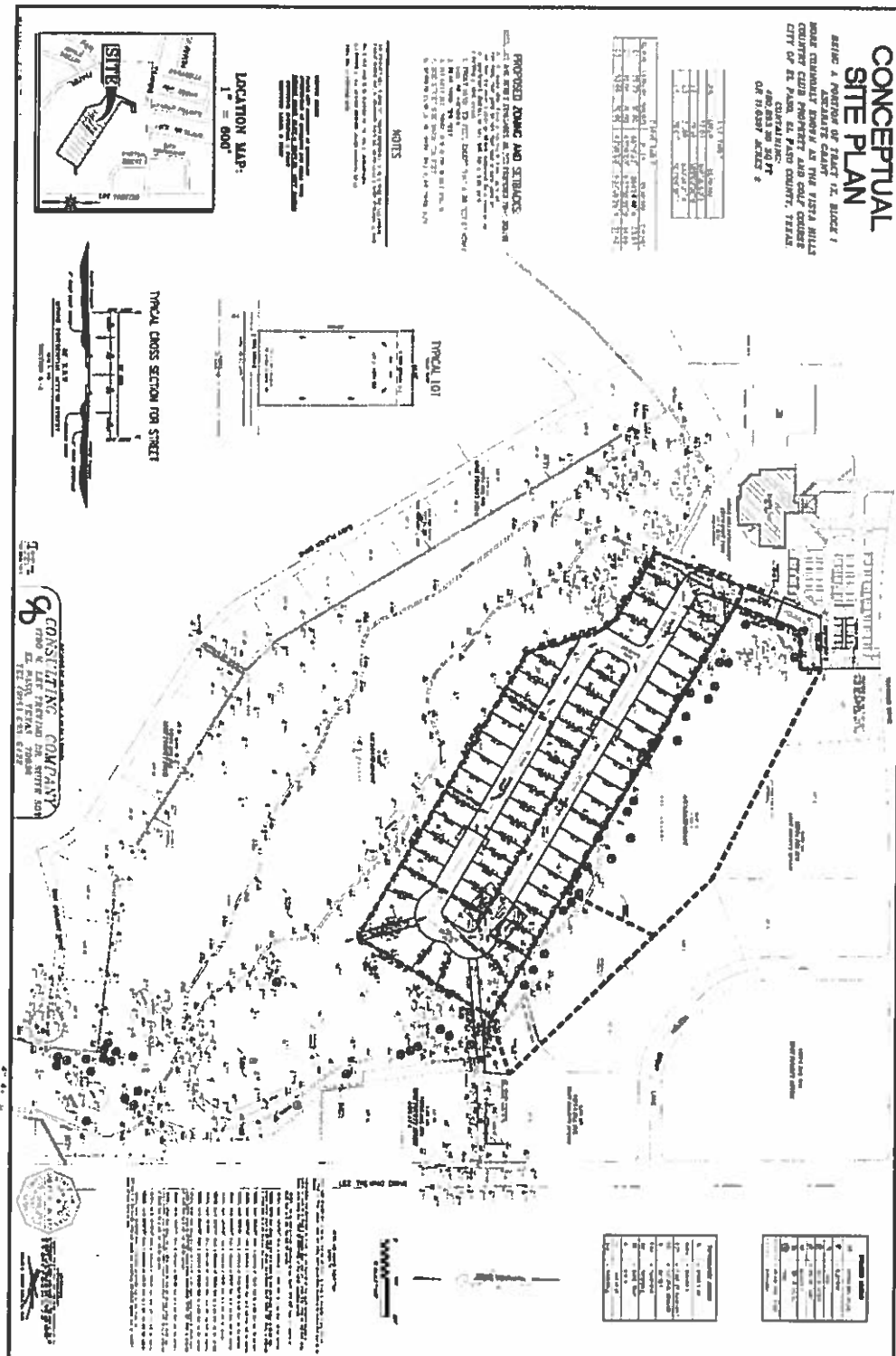
SUITABILITY OF SITE FOR USES UNDER PROPOSED DESIGNATION: Plan El Paso describes the G-4 land use designation as applying to "modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers." Existing residential development surrounding the golf course carries the G-4 designation. A related rezoning case for the subject property (PZRZ17-00021) requests changing the zoning district from R-F (Ranch-Farm) to P-R1 (Planned Residential). The uses permitted in the P-R1 zoning district are complementary to the G-4 land use designation.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map-Existing
4. Future Land Use Map-Proposed

ATTACHMENT 1

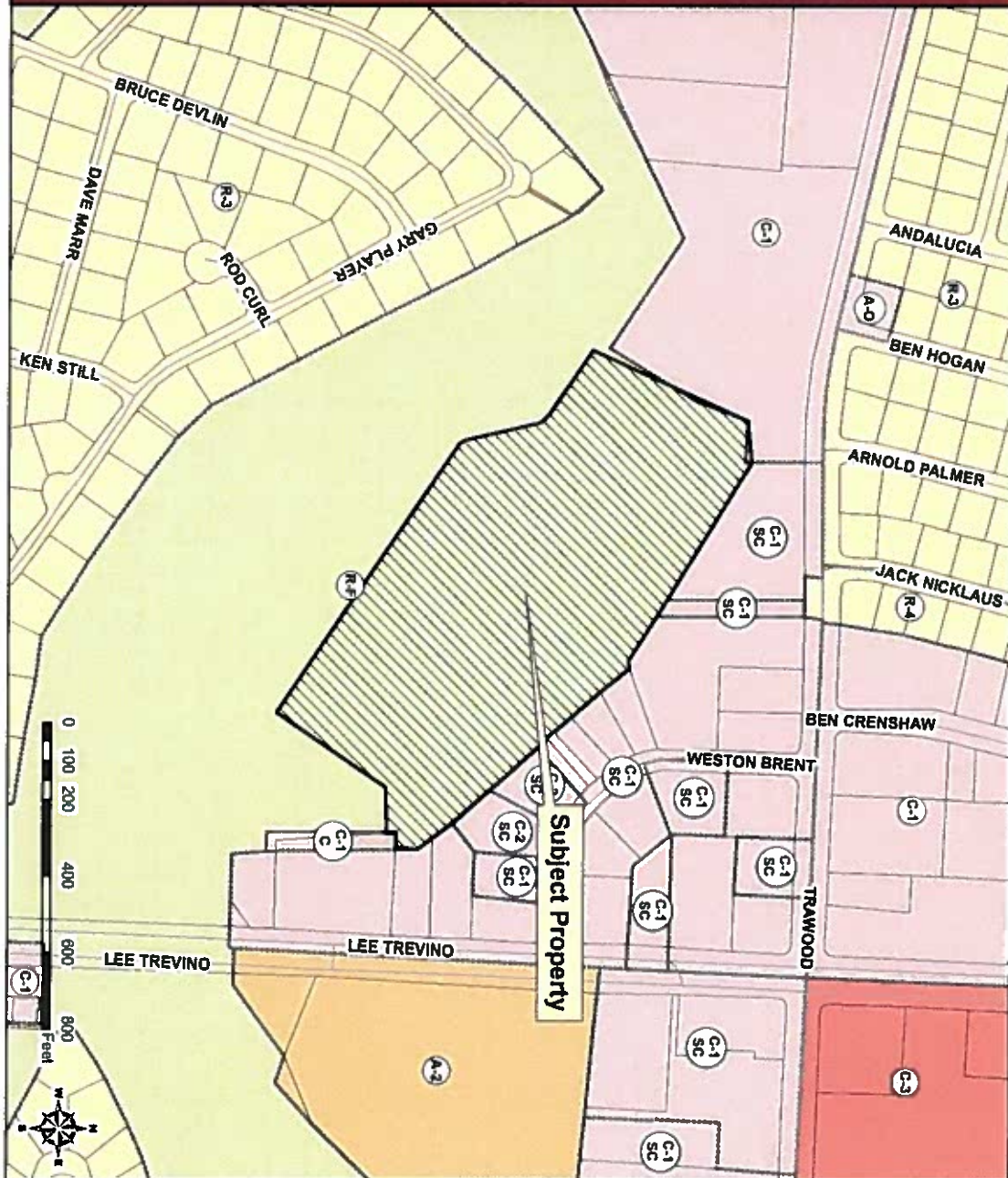
Conceptual Site Plan



ATTACHMENT 2

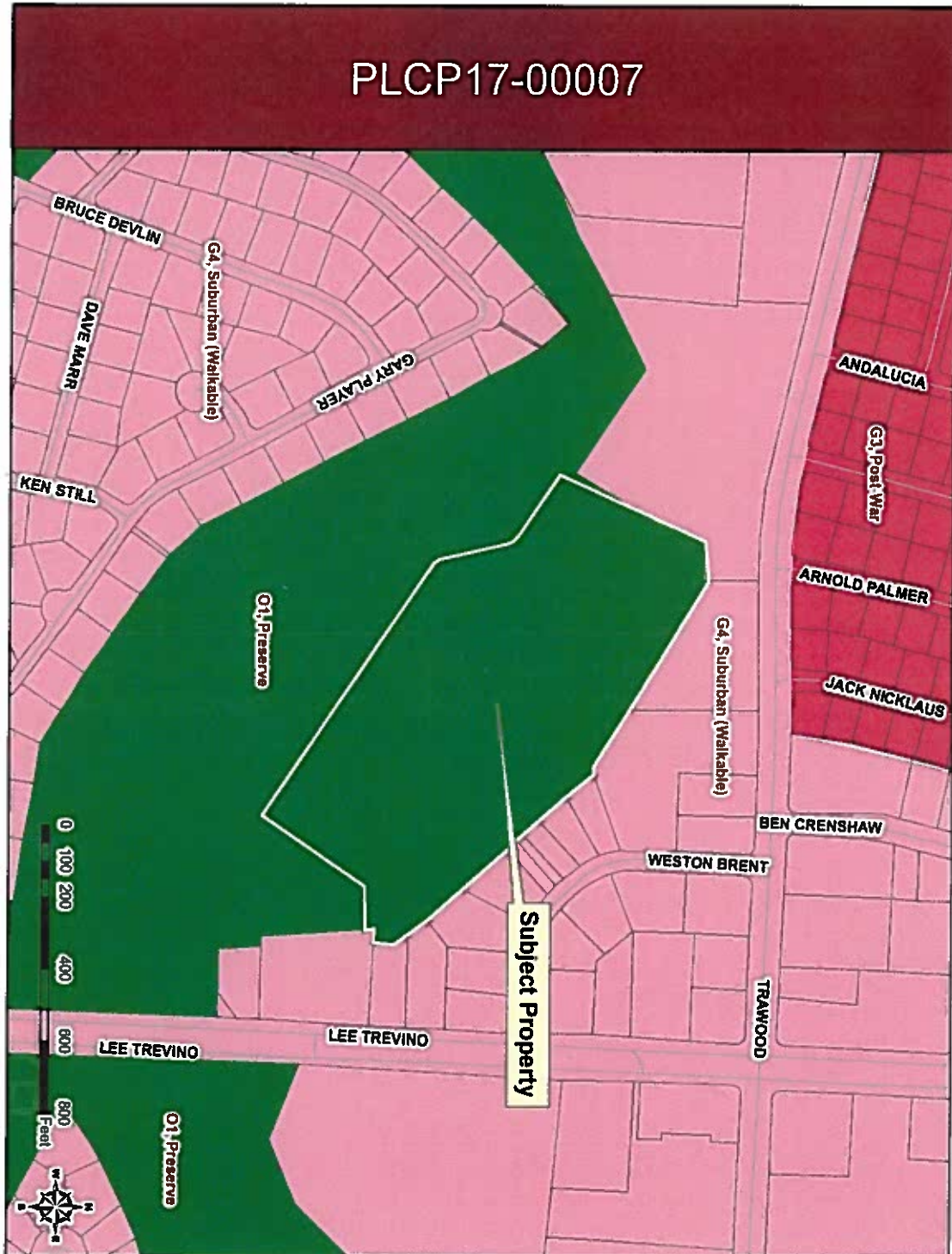
Zoning Map

PLCP17-00007



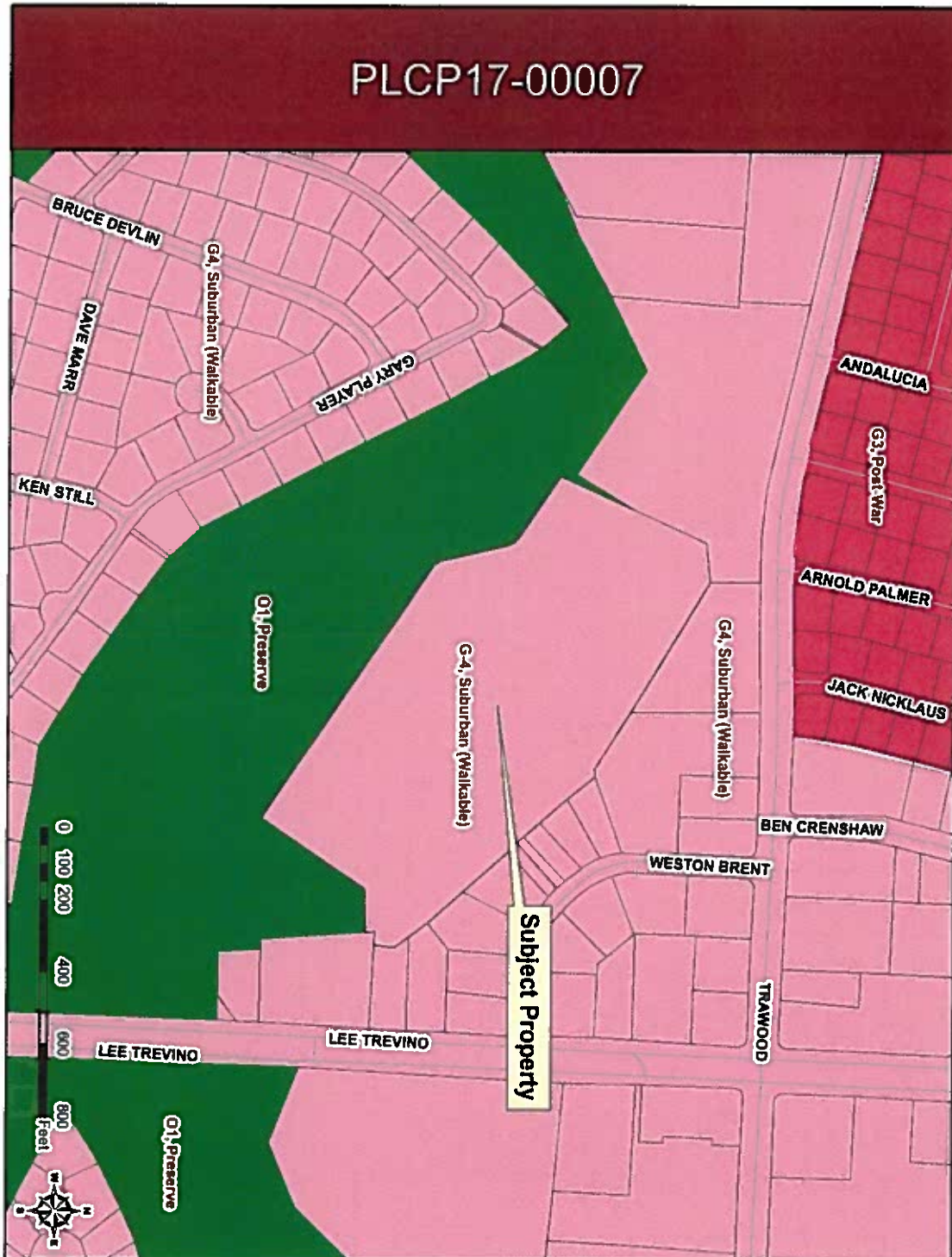
ATTACHMENT 3

Future Land Use Map-Existing



ATTACHMENT 4

Future Land Use Map-Proposed





Recommendation/Public Input

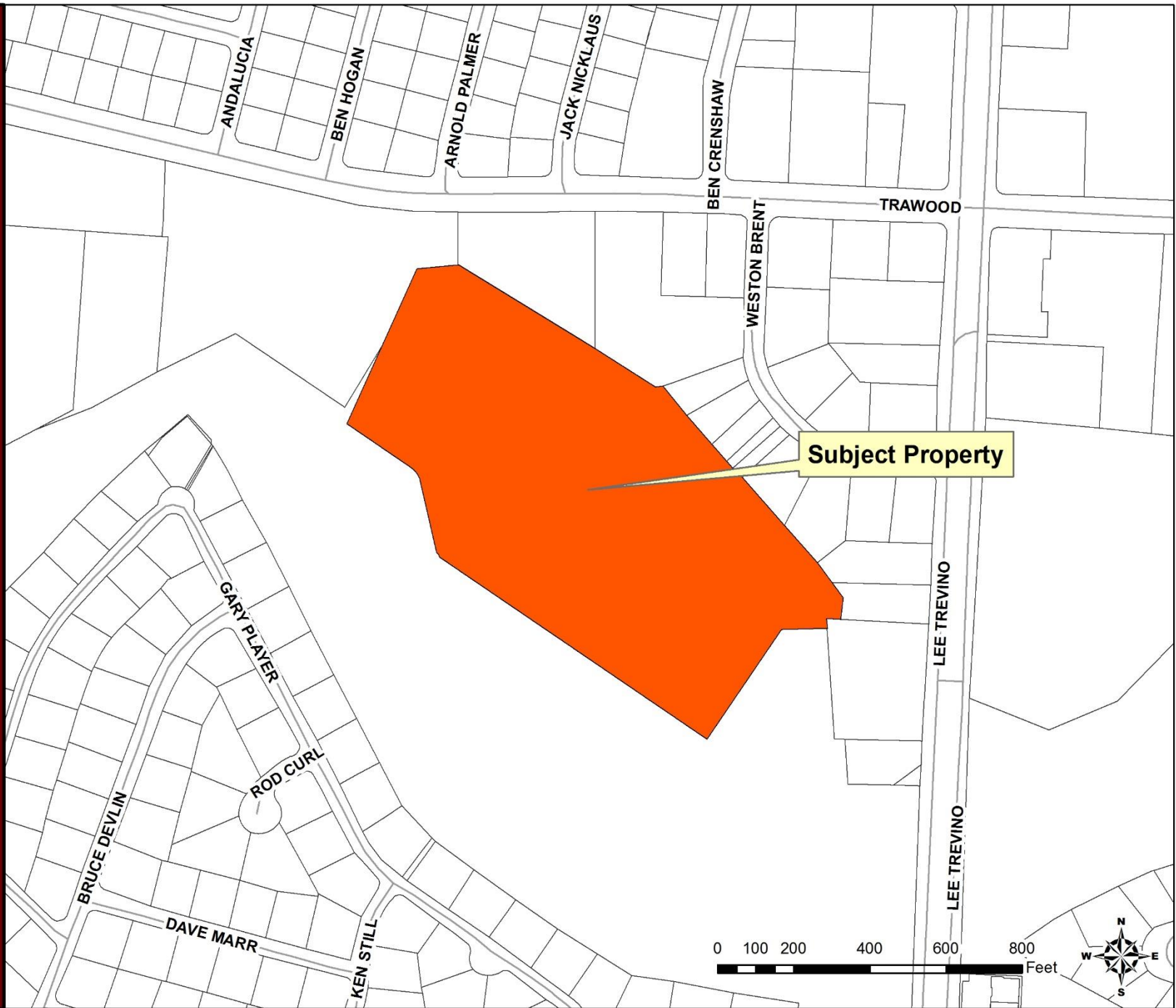
- Planning Division recommendation: Approval
- CPC Vote: Approval Recommendation (5-0)
- Public Input: No communications in support or opposition to the amendment request.

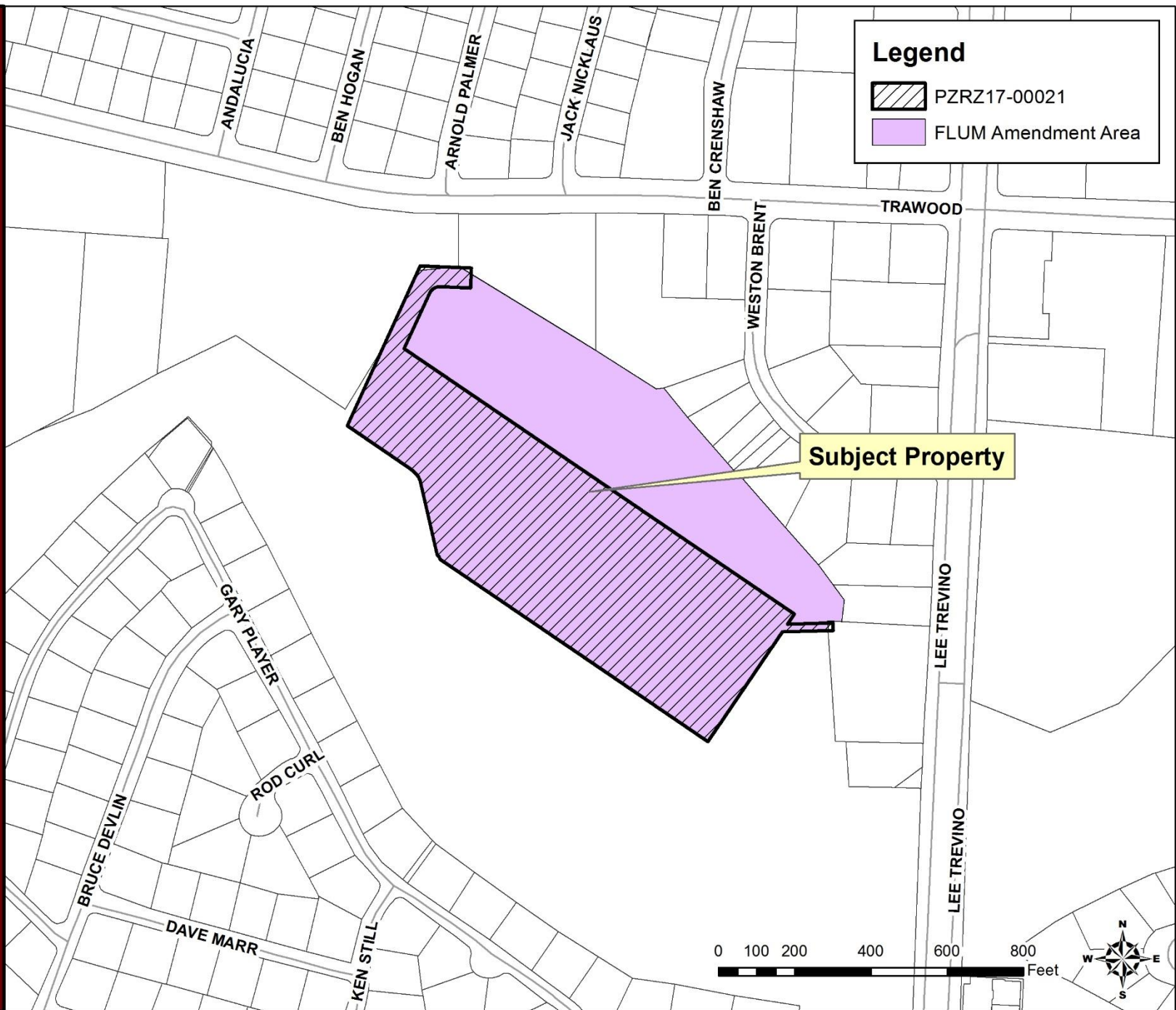
Strategic Goal #3 Promote the Visual Image of El Paso

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

PLCP17-00007

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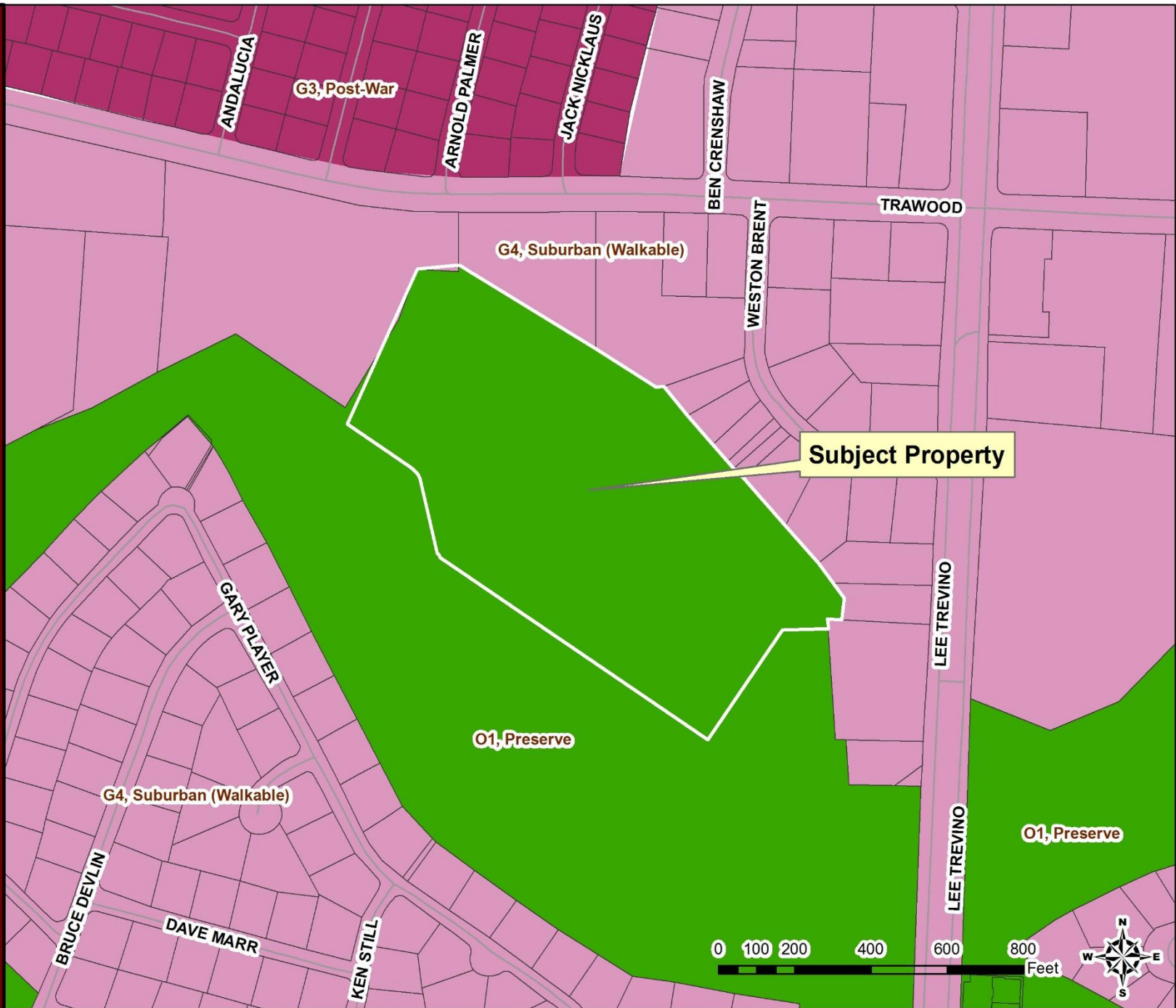




PLCP17-00007

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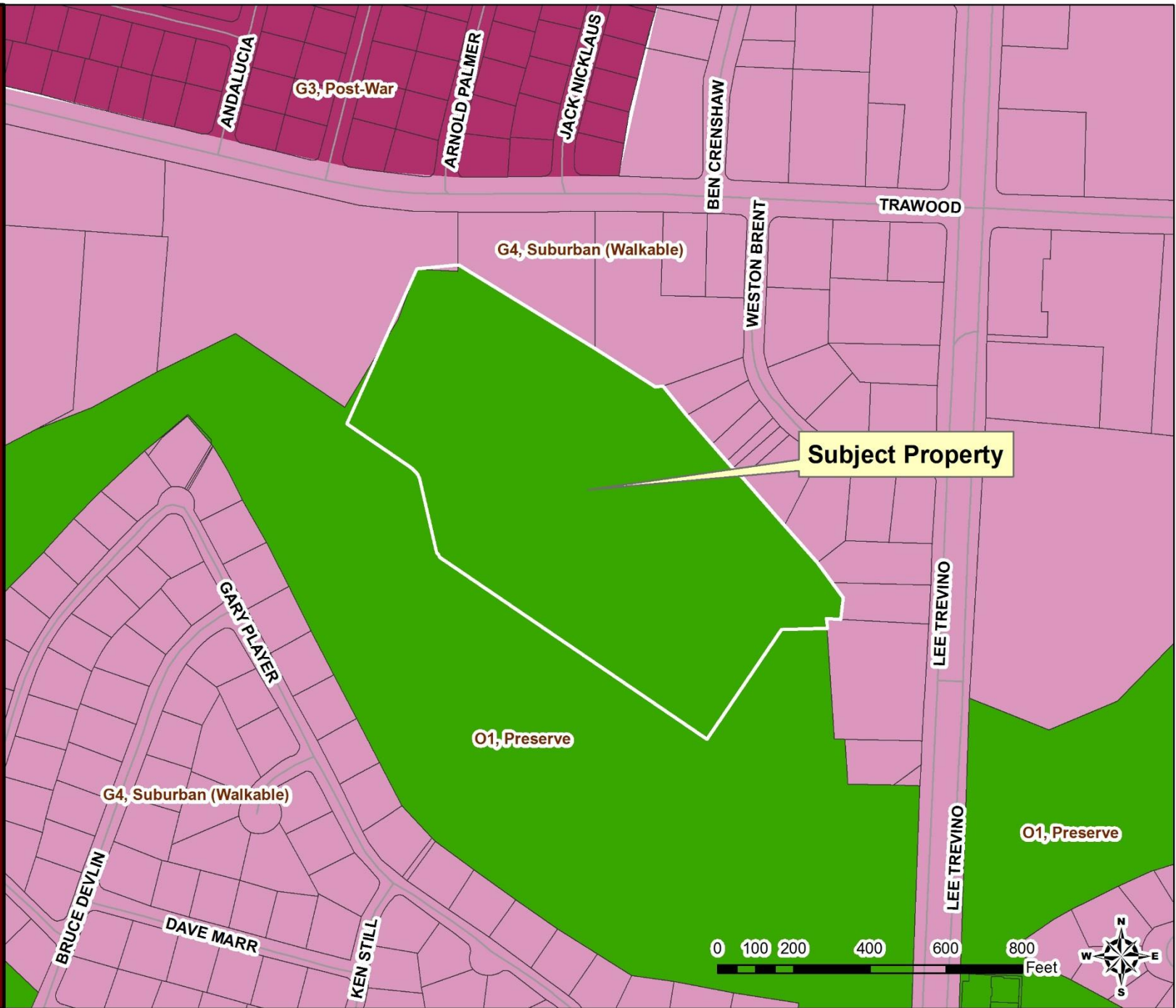


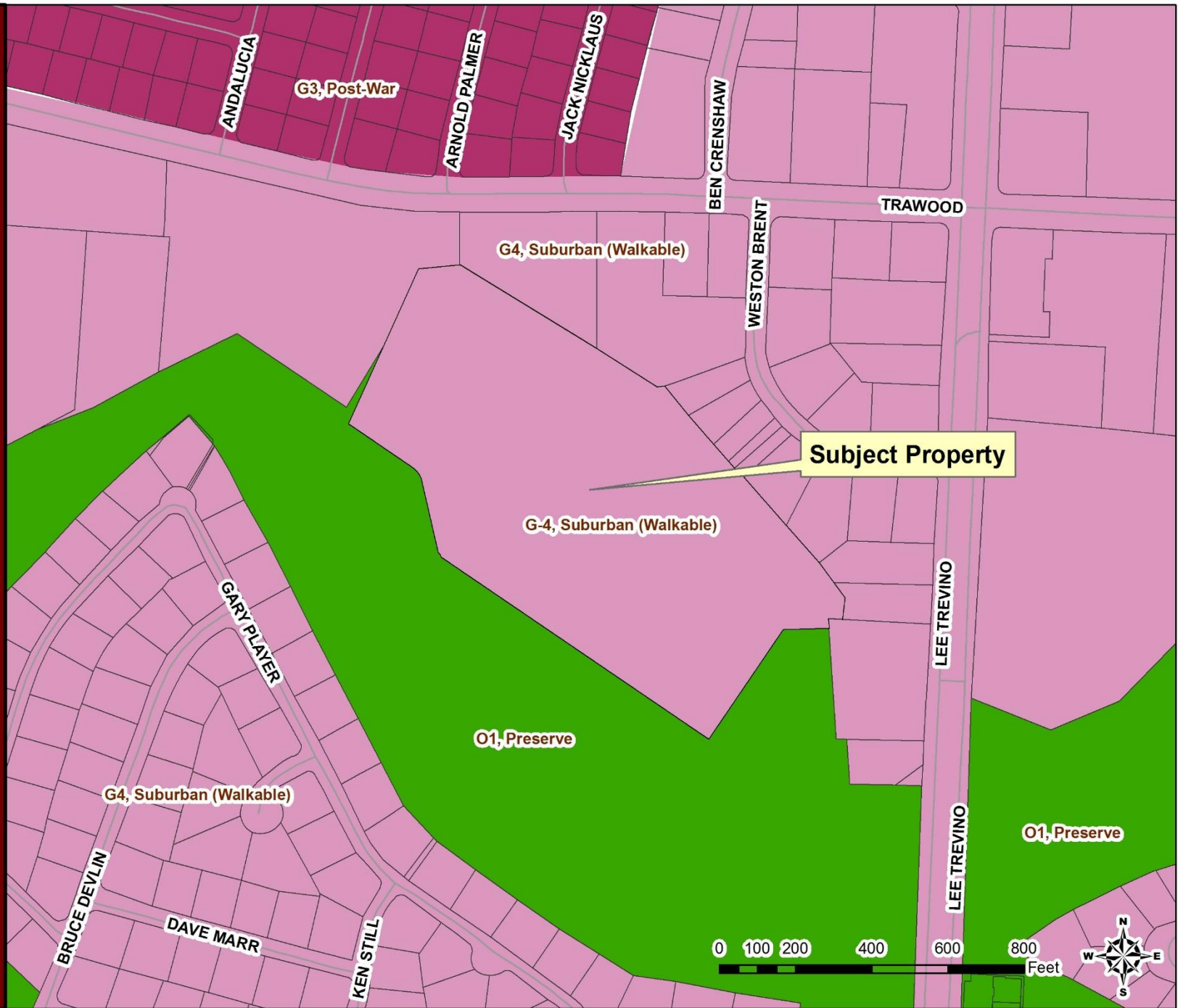




PLCP17-000007

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Future Land Use Designation

O-1 – Preserve: Publicly owned land such as the Franklin Mountains and Hueco Tanks State Parks, all City and County parks and public drainage areas, and cemeteries (even if private).

G-4 – Suburban: This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers.