

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

DEPARTMENT: Planning and Inspections Department

AGENDA DATE: February 4, 2020

PUBLIC HEARING DATE: March 3, 2020

CONTACT PERSON NAME AND PHONE NUMBER: Philip Etiwe, 915-212-1553, EtiwePF@elpasotexas.gov
David Samaniego, 915-212-1608, SamaniegoDC@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

STRATEGIC GOAL: 3

SUBGOAL: 3.1

SUBJECT:

APPROVE an ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as a Portion of Tract 1-A-6, Section 31, Block 80, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas, from O-1, Preserve to G-3, Post-War. The proposed comprehensive plan amendment is in accordance with the policies of Plan El Paso, the City's Comprehensive Plan. Subject Property: South of Sean Haggerty Drive and East of McCombs Street. Property Owner: Northtowne Village Joint Venture. PLCP19-00004 (District 4)

BACKGROUND / DISCUSSION:

City Plan Commission (CPC) heard the case on November 21, 2019. The CPC staff report is attached.

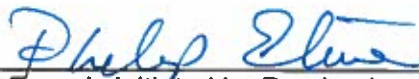
PRIOR COUNCIL ACTION:

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)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN "PLAN EL PASO" FOR THE PROPERTIES LEGALLY DESCRIBED AS TRACT 1-A-6, SECTION 31, BLOCK 80, TOWNSHIP 1, TEXAS PACIFIC RAILROAD COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-1, PRESERVE TO G-3, POST-WAR.

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 some 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; 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 areas identified in "Exhibit A" and legally described **Tract 1-A-6, Section 31, Block 80, Township 1, Texas Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas**, be incorporated into the City's Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from **O-1, Preserve** to **G-3, Post-War**.

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 _____, 2020.

THE CITY OF EL PASO

ATTEST:

Dee Margo
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

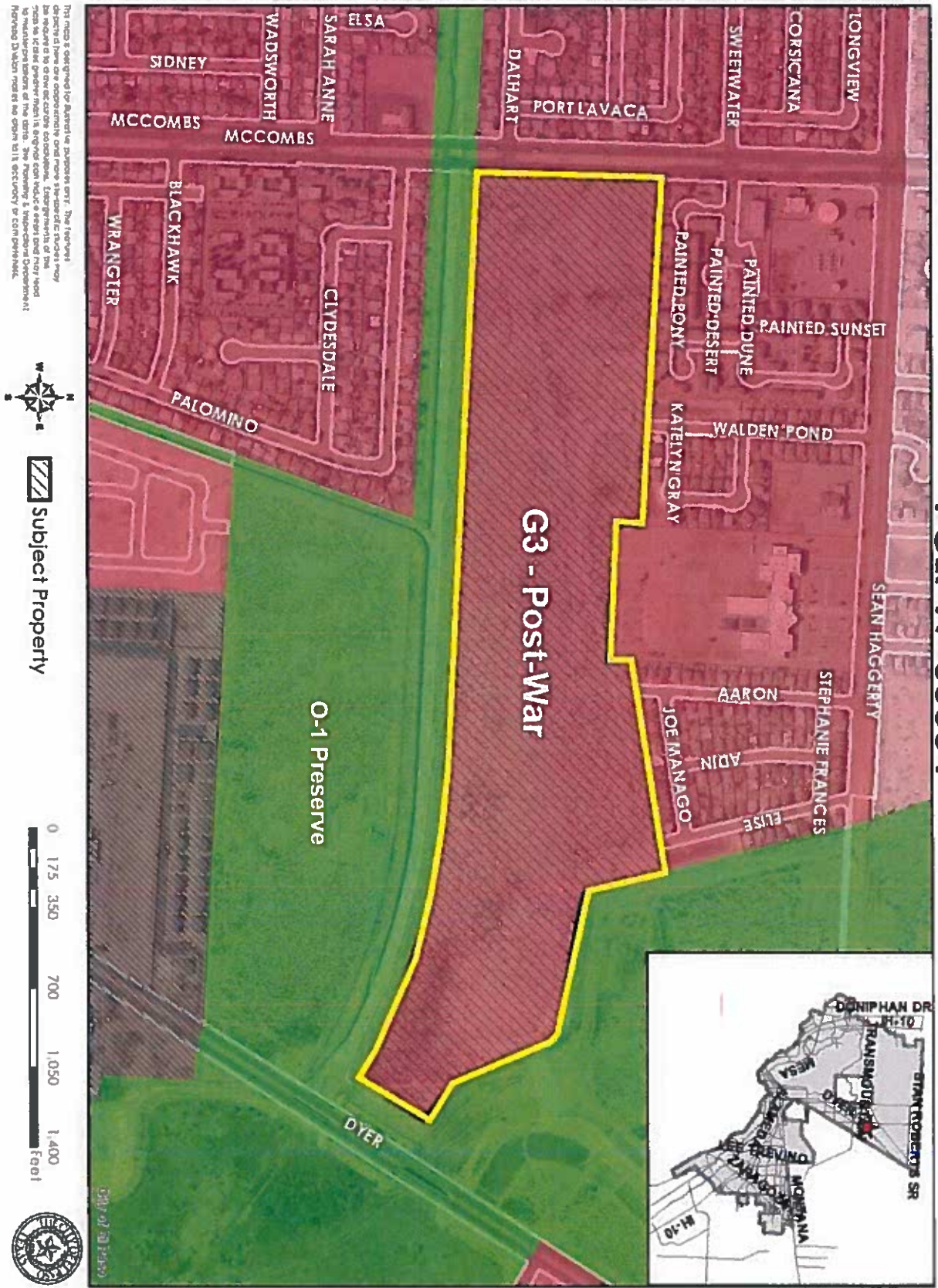
APPROVED AS TO CONTENT:



Philip Etiwe, Director
Planning & Inspections Department

Exhibit A: Future Land Use Map

PLCP19-00004



MEMORANDUM

DATE: January 22, 2020

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

FROM: David Samaniego, Planner

SUBJECT: PLCP19-00004

The City Plan Commission (CPC), on December 5, 2019, heard the request to amend “Plan El Paso” to modify the Future Land Use Map designation for the subject property from “O-1, Preserve” to “G-3, Post-War.”

There was no communication from the public for or against the amendment request.

Attachment:
Staff Report

South of Sean Haggerty Drive and East of McCombs Street

City Plan Commission — December 5, 2019



CASE NUMBER: PLCP19-00004
CASE MANAGER: David Samaniego, (915) 212-1608, SamaniegoDC@elpasotexas.gov
PROPERTY OWNER: Northtowne Village Joint Venture
REPRESENTATIVE: CEA Group
LOCATION: South of Sean Haggerty & East of McCombs (District 4)
PROPERTY AREA: 73.19 acres
REQUEST: Adjust the Future Land Use designation from O-1, Preserve, to G-3, Post-War
RELATED APPLICATIONS: Rezoning PZRZ19-00028
PUBLIC INPUT: None

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-3, Post-War, to accommodate proposed rezoning of the property.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent residential development and the policies of *Plan El Paso* for the G-3, Post-War Future Land Use designation.

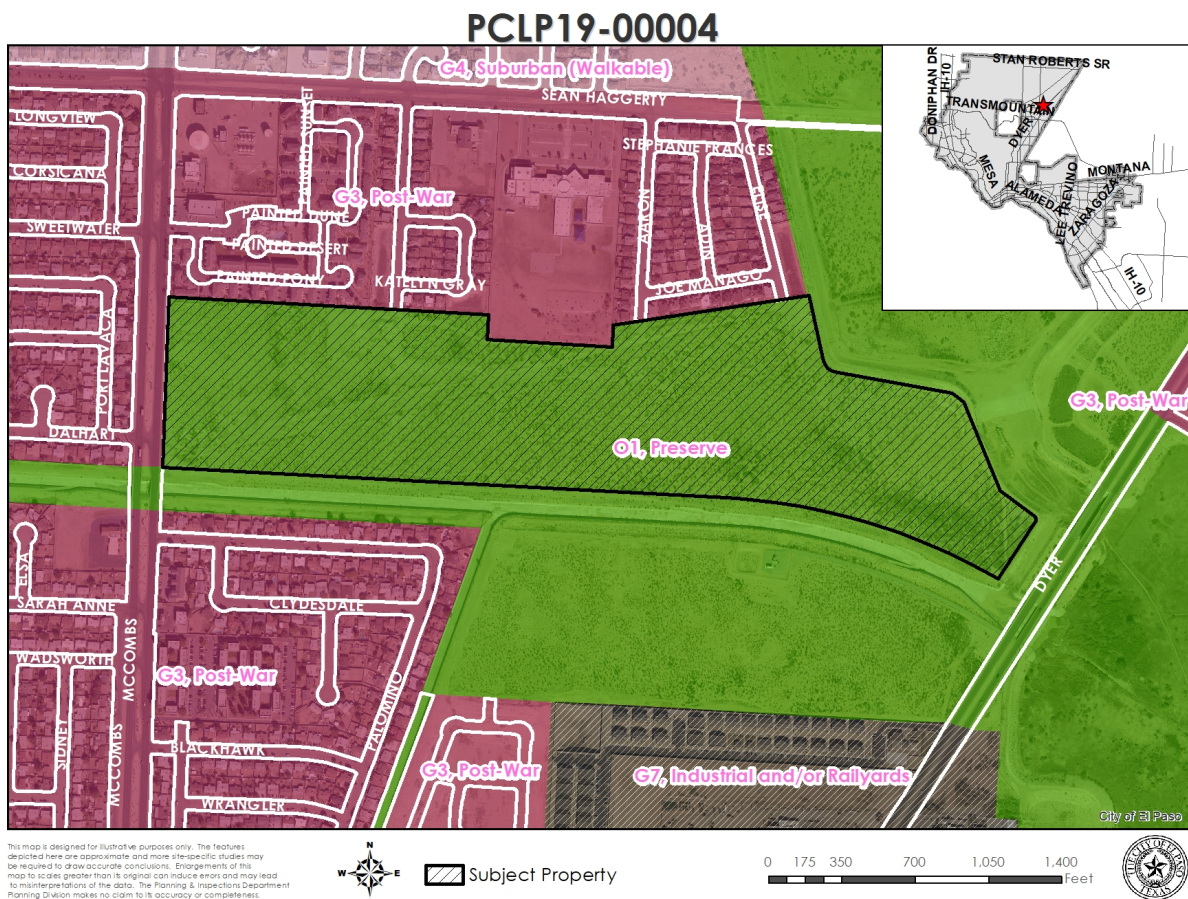


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use Map (FLUM) designation on a 73.19-acre property in order to allow for rezoning for a planned residential development. The subject property was purchased from the City of El Paso in May 2019. As a result, the existing O-1, Preserve FLUM designation is no longer appropriate. The G-3, Post-War designation is most in character with the proposed development for the property, which is similar in scale and character to the adjacent residential development.

This case is related to application number PZRZ19-00028, which requests to rezone the subject area from R-F (Ranch-Farm) and R-3 (Residential) to P-R-1 (Planned Residential I). The total area of the proposed rezoning is approximately 73 acres.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Properties to the north, west and southwest of the subject property carry the G-3, Post-War designation and are predominantly developed with single-family residential uses and include a multifamily residential development and an elementary school. Adjacent properties to the northeast are also G-3, Post War, but are currently vacant. The G-3, Post-War sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s – common suburban development with streets laid out in curvilinear patterns and lots built without alleys. To the immediate south, the property is designated as O-1, Preserve and is also currently vacant. The 43-acre parcel south of the subject property, designated as O-1, Preserve, is also in the process of modifying the FLUM designation to G-3, Post-War for rezoning purposes via PZRZ19-00028.

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
Future Land Use Map: Proposed Future Land Use designation for the property: G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out in curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.	In May 2019, the subject property was purchased from the City of El Paso’s land portfolio for private development and no longer meets the O-1, Preserve qualification of “publically owned land”. <i>Plan El Paso</i> calls out the G-3, Post-War designation as appropriate for suburban, single-family residential uses, which is in keeping with the surrounding uses. The associated rezoning to P-R-1 (Planned Residential I) for proposed planned residential use will ensure that any future uses will remain compatible with the G-3 designation.
Preferred Development Locations: Is the property in a “Compact Urban” area?	N/A

THE PROPOSED DESIGNATION’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 area plans, including land-use maps in those plans.	The subject property is currently designated as O-1, Preserve, but no longer meets the qualifications of publically held land for open space or preserve as the land was sold by the City in May 2019 for private development.
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.	Development of the subject property will result in the further expansion of the developed footprint of the City and will result in an increase of local and regional vehicular traffic, as well as the expansion of occupied land needed to be served by emergency services and

	other City resources. Traffic mitigation may be required thru traffic impact analysis at time of platting.
Natural Environment: Anticipated effects on the natural environment.	The subject property is currently undeveloped land. No arroyos or sensitive environments are included in the subject property.
Stability: Whether the area is stable or in transition.	Most of the surrounding properties have been developed in a manner similar to the proposed development. It is anticipated that this development pattern will continue in the immediate area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject property was purchased this year with the intent of developing for single-family residential use, and therefore the 'publically owned' and "open-space" designation is no longer appropriate.

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

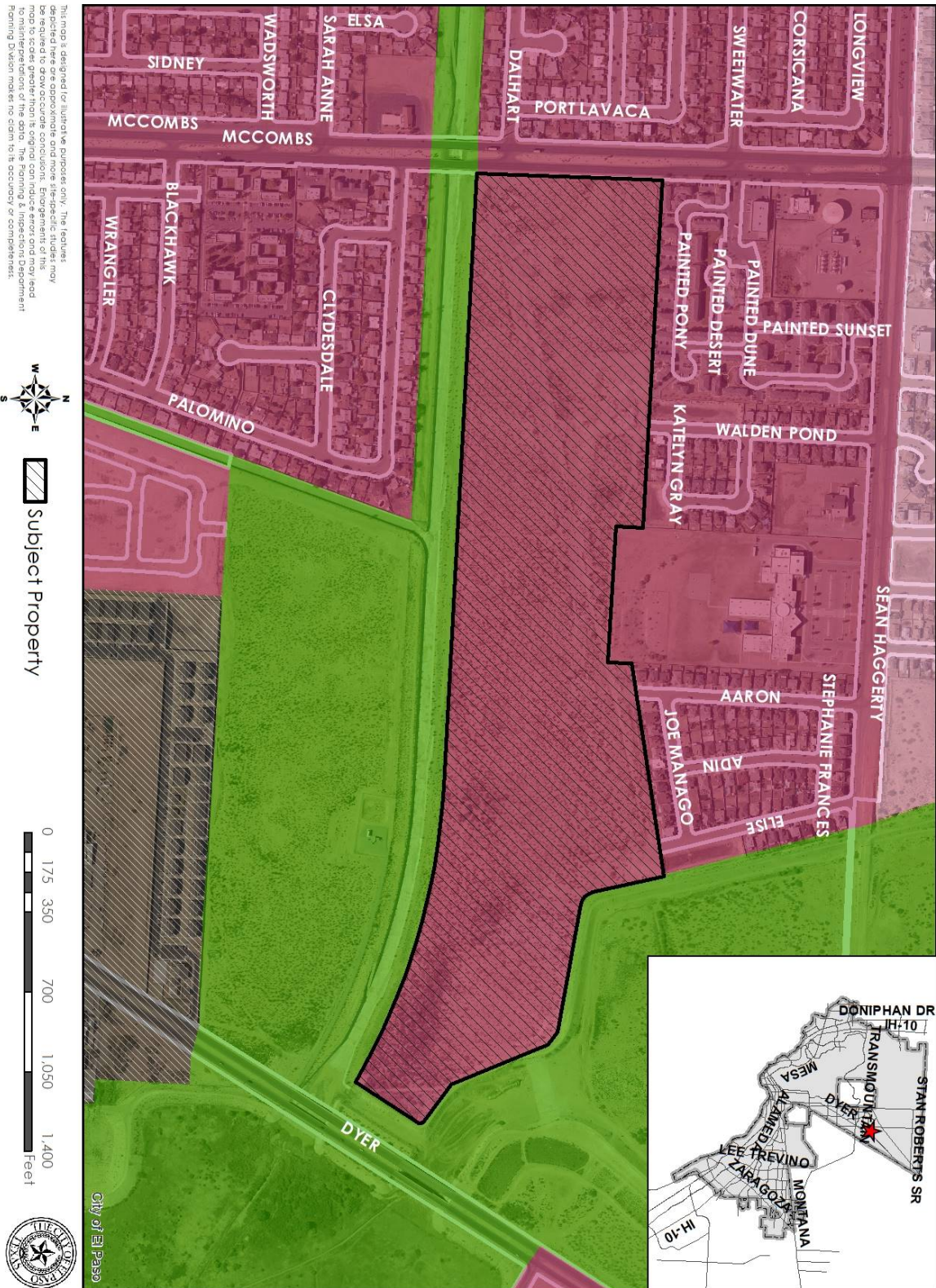
1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the 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 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. Proposed Future Land Use Map
2. Department Comments

ATTACHMENT 1

PCLP19-00004



ATTACHMENT 2

Planning and Inspections Department – Planning

Recommend approval.

Planning and Inspections Department – Building Plan Review

No comments received.

Planning and Inspections Department – Land Development

No comments received

Environmental Services Department

No comments received

Fire Department

No comments received.

Police Department

No comments received.

Sun Metro

Sun Metro does not object to this request.

TxDOT

No comments received.

El Paso Water – Stormwater Engineering

No comments received.

EPWID #1

No comments received.