

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: April 5, 2016
Public Hearing: May 3, 2016

CONTACT PERSON/PHONE: Larry Nichols, 915-212-1550, nicholslf@elpasotexas.gov
Ryan Kirby, 915-212-1586, kirbyrl@elpasotexas.gov

DISTRICT(S) AFFECTED: District 1

SUBJECT:

An Ordinance amending the future land use map contained in "Plan El Paso" for the Northwest Upper Valley Plan to modify the land use designation from very low density residential to mixed use for the property legally described as a portion of Lot 9, Block 1, Country Place Estates, North of Country Club Road and East of Hunters Glenn Lane, City of El Paso, El Paso County, Texas.

BACKGROUND / DISCUSSION:

The proposed amendment will amend the Northwest Upper Valley Plan for the subject property from "Low Density Residential" to "Mixed Use".

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) - Approval Recommendation (7-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Larry F. Nichols
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 THE NORTHWEST UPPER VALLEY PLAN TO MODIFY THE LAND USE DESIGNATION FROM VERY LOW DENSITY RESIDENTIAL TO MIXED USE FOR THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF LOT 9, BLOCK 1, COUNTRY PLACE ESTATES, NORTH OF COUNTRY CLUB ROAD AND EAST OF HUNTERS GLENN LANE, CITY OF EL PASO, EL PASO COUNTY, TEXAS.

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 is one of the policies adopted by the El Paso City Council contained within the comprehensive plan which identifies desired patterns of land use; 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, on January 13, 2003, through Ordinance 015670 the City Council adopted the Northwest Upper Valley Plan as a specific study area plan and incorporated it into Plan El Paso; and

WHEREAS, the Northwest Upper Valley Plan is incorporated as one of the study area plans contained within the Comprehensive Plan, and identifies desired patterns of land use in that area; and

WHEREAS, an error exists in the Northwest Upper Valley Plan regarding the land use designation for the property described herein which requires an amendment; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Northwest Upper Valley Plan to correct an error; and

WHEREAS, when changes and amendments to the Comprehensive Plan or one of its components 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

ORDINANCE NO. _____

WHEREAS, the City Plan Commission, after conducting a public hearing, recommended the proposed amendment to the Northwest Upper Valley Plan; and

WHEREAS, after conducting a public hearing, the proposed amendment to the Northwest Upper Valley Plan 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 legally described as a Portion of Lot 9, Block 1, Country Place Estates, North of Country Club Road and East of Hunters Glenn Lane, City of El Paso, El Paso County, Texas, be amended as follows:
 - a. From "Very Low Density Residential" land use designation to "Mixed Use" within the Northwest Upper Valley Plan and all related maps.
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 _____, 2016

THE CITY OF EL PASO

Oscar Leaser, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Karla M. Nieman
Assistant City Attorney

APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

MEMORANDUM

DATE:

TO: Larry Nichols, Director, Planning and Inspections Department
Carlos Gallinar, Deputy Director, Planning and Inspections Department

FROM: Ryan Kirby, Planner

SUBJECT: PLCP16-00001

The City Plan Commission (CPC), on May 21, 2015, voted 7-0 to recommend **approval** of amending the Northwest Upper Valley Plan from “Low Density Residential” to “Mixed Use”.

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

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Application Type: Comprehensive Plan Amendment
CPC Hearing Date: February 25, 2016
Staff Planner: Ryan Kirby, (915) 212-1586, kirbyrl@elpasotexas.gov
Location: North of Country Club Road and East of Hunters Glenn Lane
Legal Description: Portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas
Acreage: 3.73 acres
Rep District: 1
Current Zoning: S-D/spc (Special Development/special protective conditions)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: Yes; Conditions imposed by Ordinances Nos. 9352 and 12708, dated April 19, 1988 and February 6, 1996, respectively.
Request: Comprehensive Plan Amendment (Amending the Northwest Upper Valley Plan from low density residential to mixed use.)
Proposed Use: Dwelling, attached single-family (Townhomes)
Property Owner: Country Place Estate 9, LLC
Representative: Bashar Abugalyon

SURROUNDING ZONING AND LAND USE

North: PR-I/spc (Planned Residential-I/special protective conditions) / single-family dwellings
South: R-3 (Residential) / Vacant & New Mexico state line
East: PR-I & S-D/spc (Planned Residential-I/special protective conditions & Special Development District/special protective conditions) / Rio Grande River
West: R-2/spc (Residential/special protective conditions) / Single-family dwellings

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (Northwest Planning Area)

NEAREST PARK: Rio Grande River Trail #1 (397 feet)

NEAREST SCHOOL: Lincoln Middle School (6,630 feet)

APPLICATION DESCRIPTION

The request is for a Comprehensive Plan Amendment to the Northwest Upper Valley Plan changing the designation within the plan for the subject property from “very low density residential” to “mixed use”. On April 19th 1988, the City of El Paso passed Ordinance No.9352 changing the zoning of the subject property to S-D/spc (Special Development/special protective conditions) and on January 13, 2003 the City of El Paso passed Ordinance No. 15670 adopting the Northwest Upper Valley Plan. In that plan the subject property was improperly designated as “very low density residential” as this was incompatible with the current zoning of S-D/spc (Special Development/special protective conditions) in place at that time.

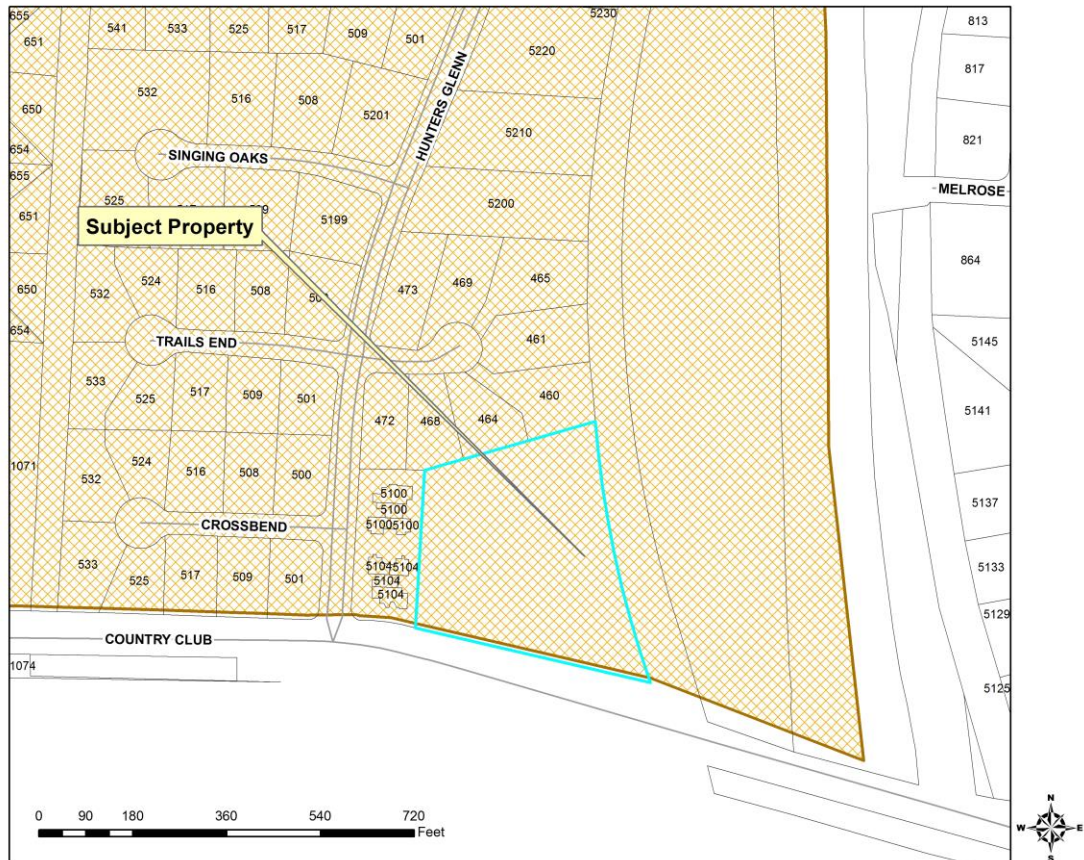
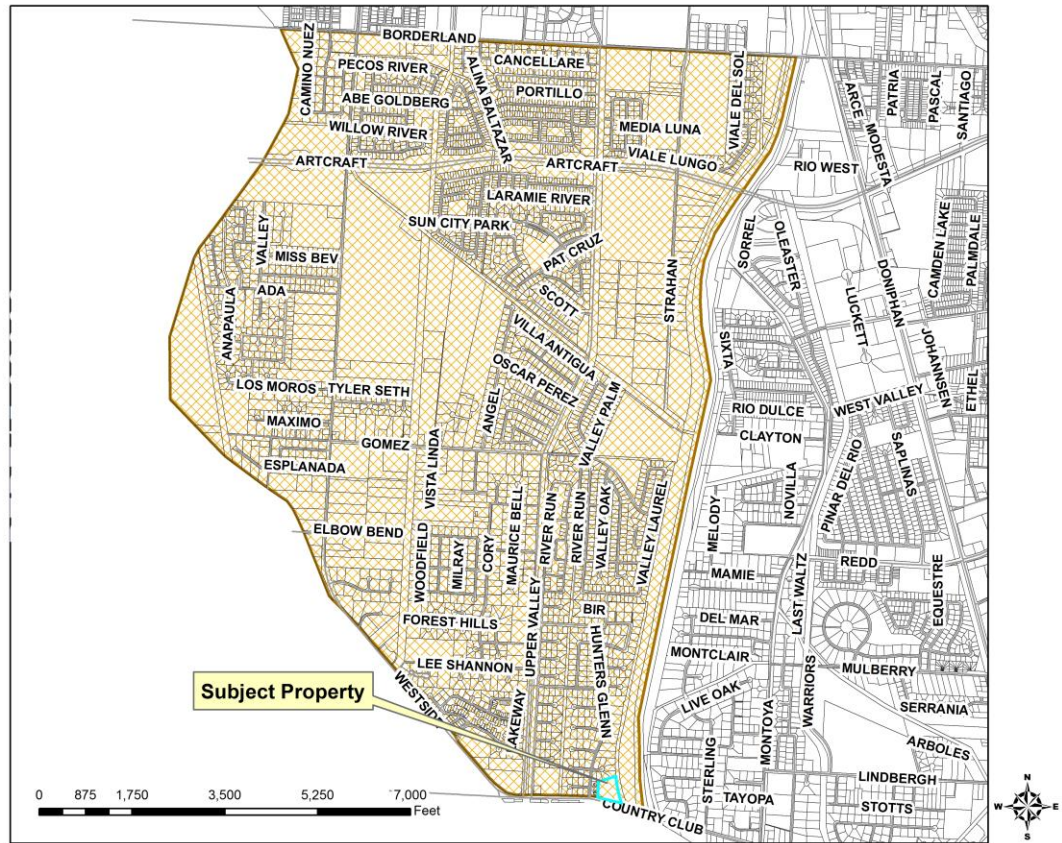
PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the Comprehensive Plan Amendment to the Northwest Upper Valley Plan as it furthers the goals of Plan El Paso, the City’s Comprehensive Plan.

Attachments

1. Location within Northwest Upper Valley Plan
2. Detailed Site Development Plan

Attachment 1: Subject Property within Northwest Upper Valley Plan



Attachment 2: Detailed Site Development Plan

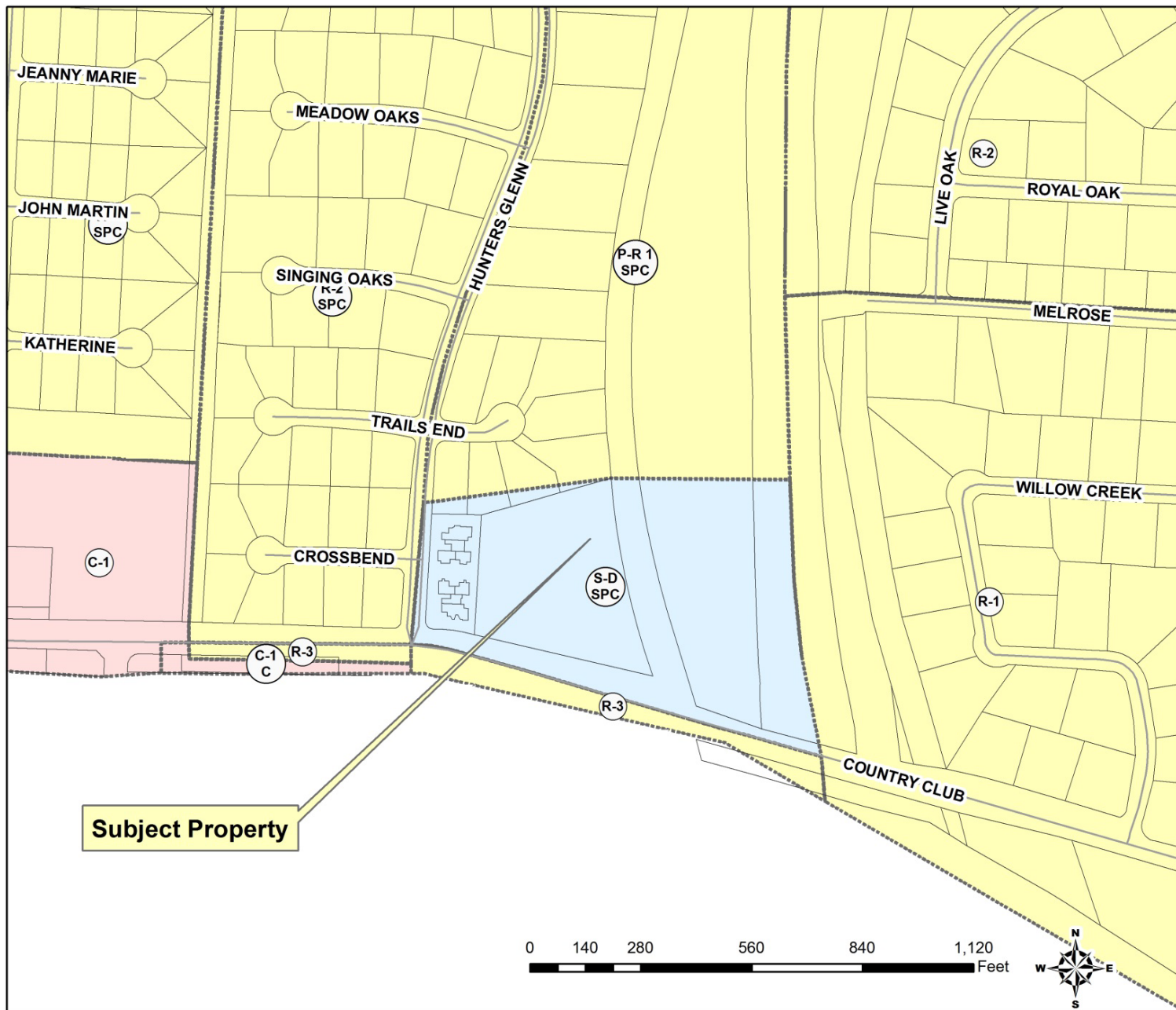




Recommendation/Public Input

- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (7-0)
- **Public Input:** No communications in support or opposition to the amendment request

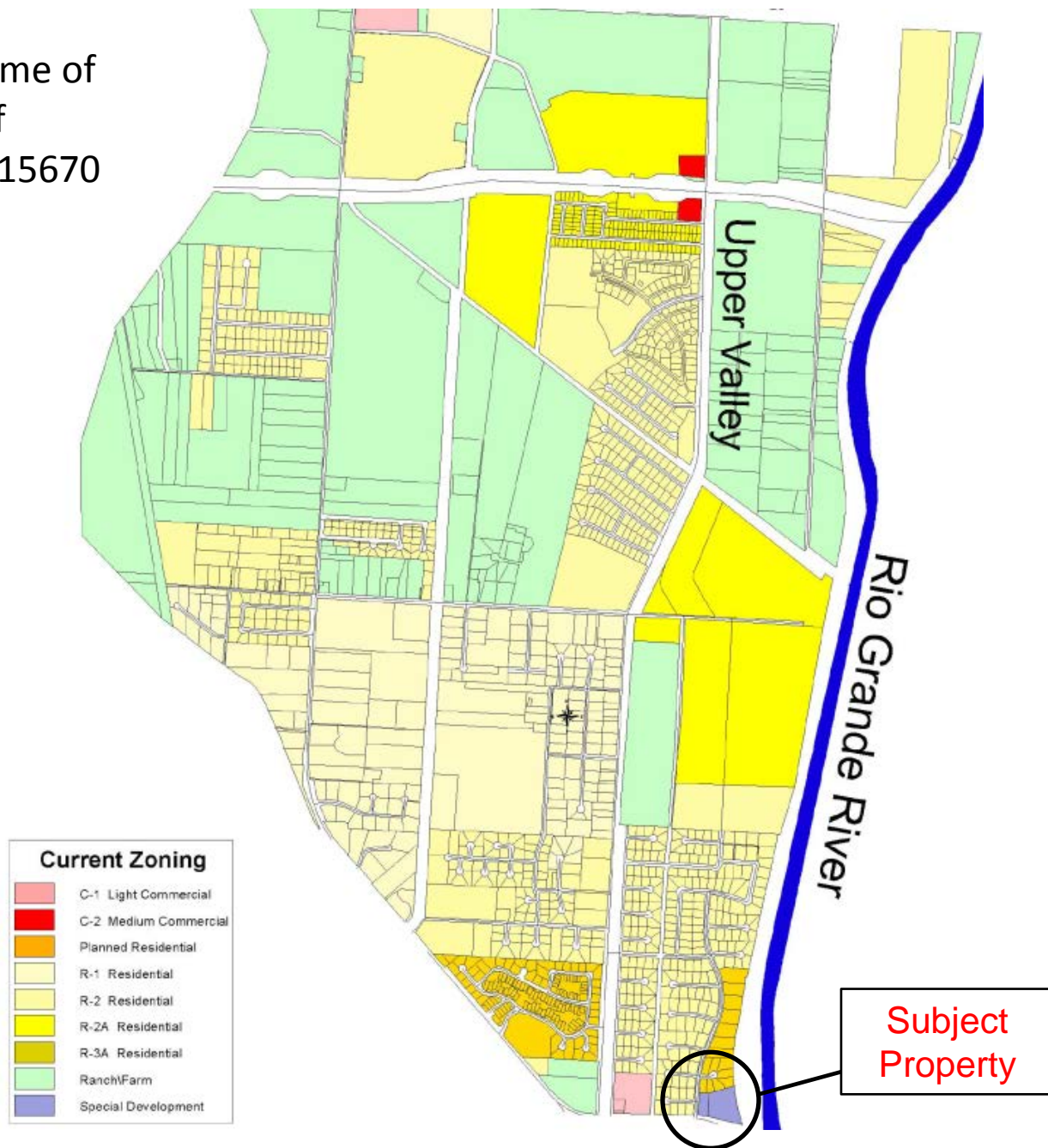
Strategic Goal #3 Promote the Visual Image of El Paso
-3.2 Improve the visual impression of the community



"Delivering Outstanding Services"

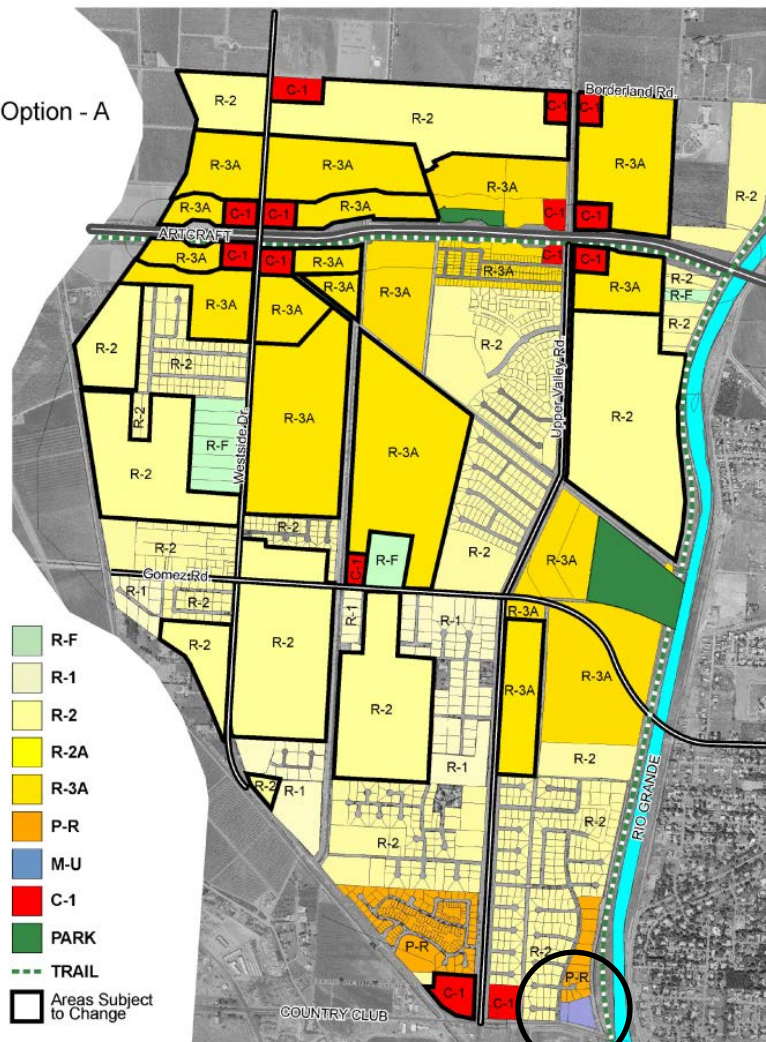


Zoning at the time of the adoption of Ordinance No. 15670



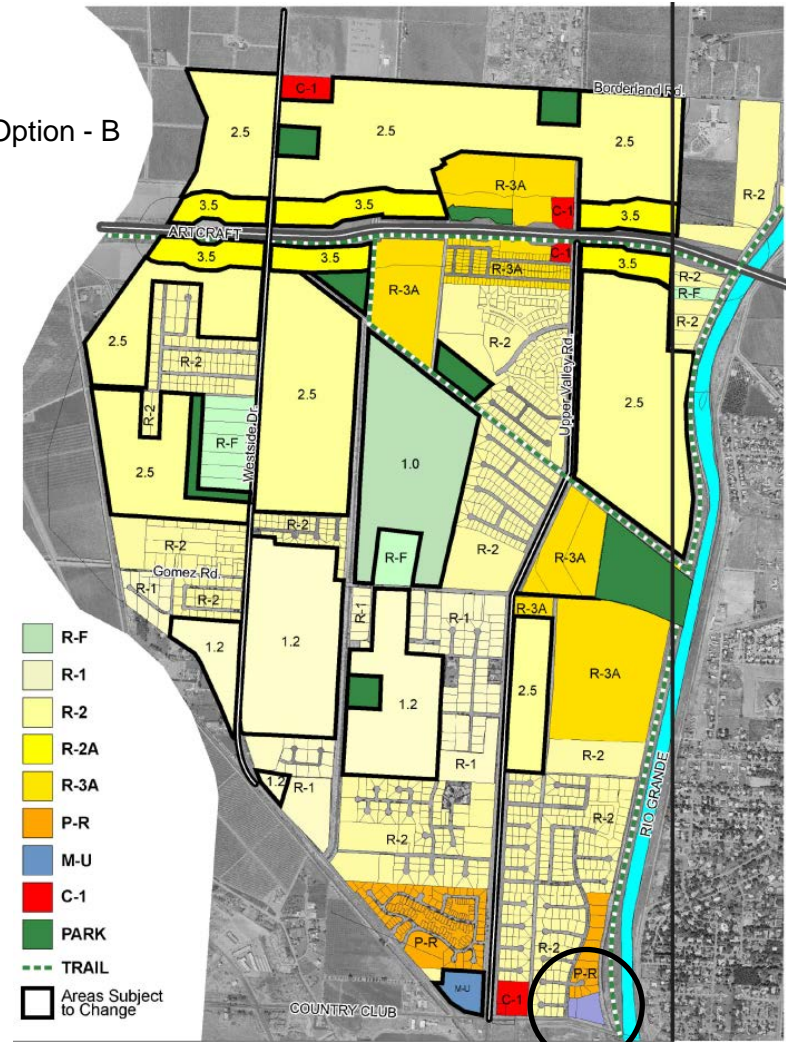


Option - A



Subject
Property

Option - B

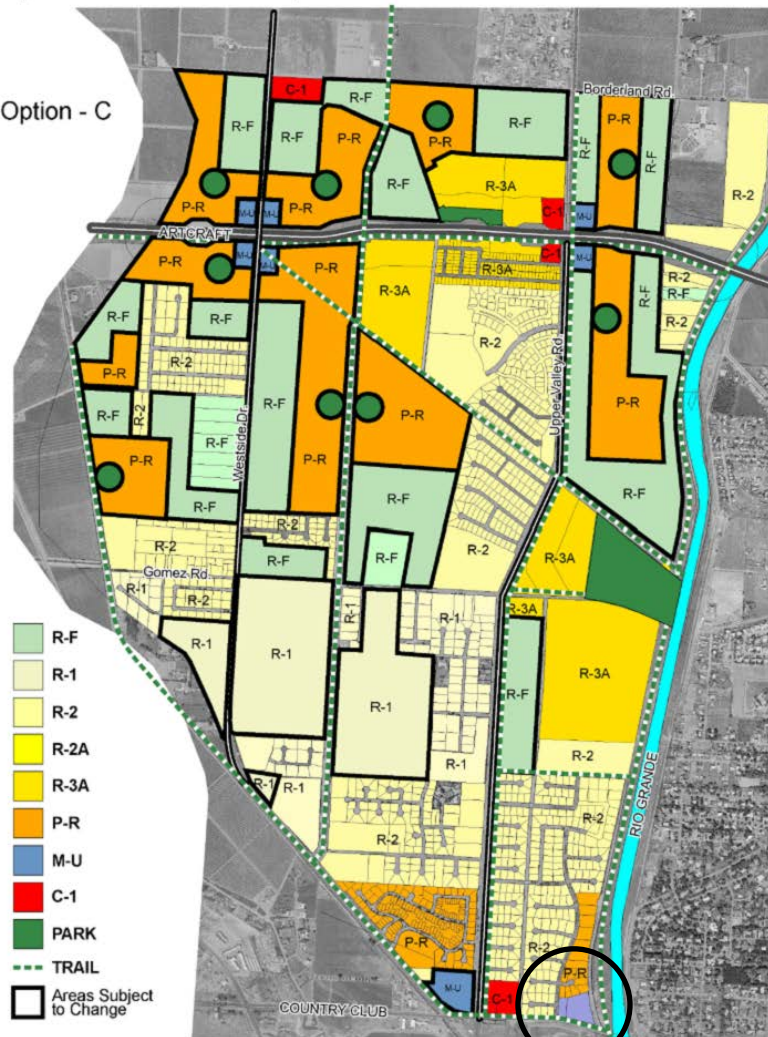


Subject
Property

"Delivering Outstanding Services"

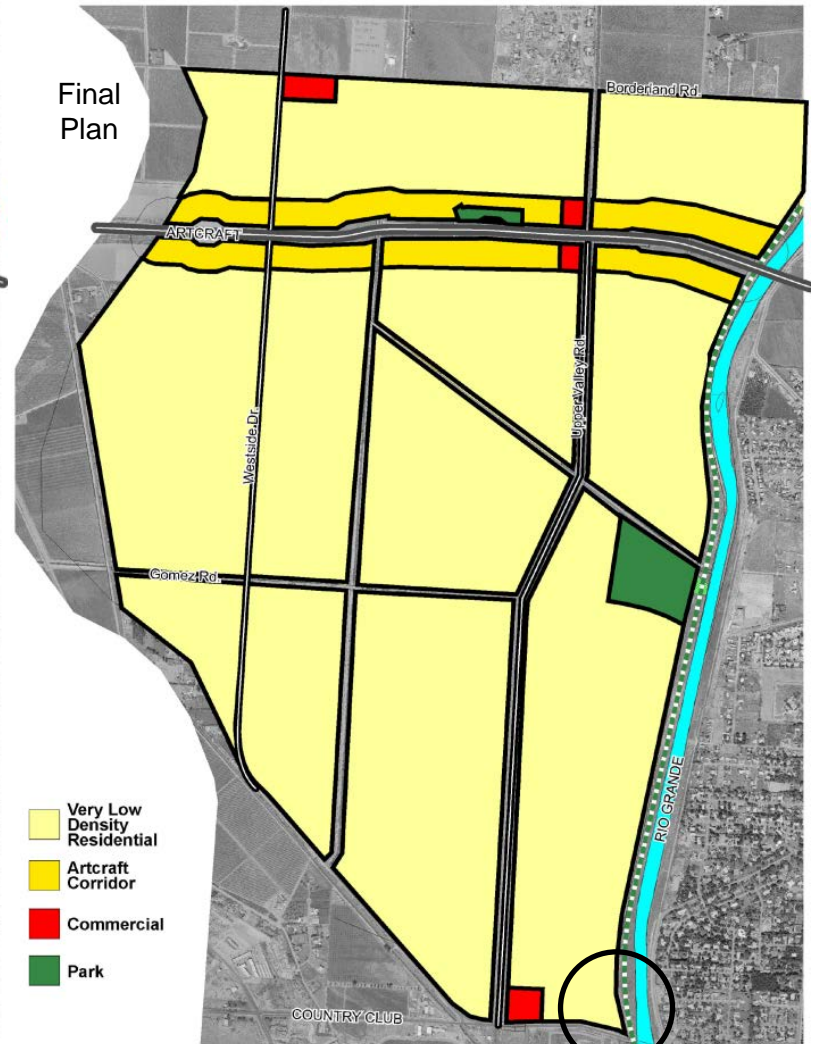


Option - C



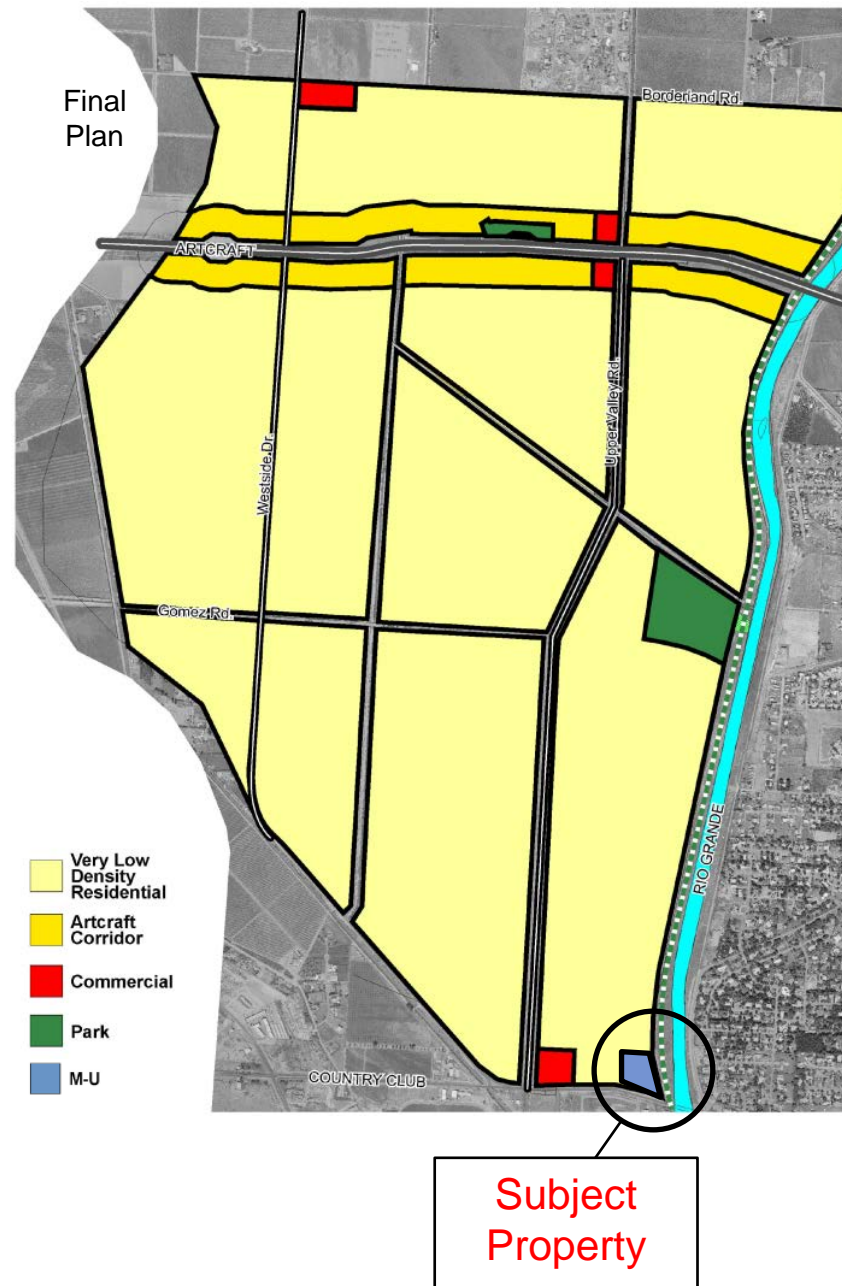
Subject
Property

Final
Plan



Subject
Property

"Delivering Outstanding Services"



"Delivering Outstanding Services"