



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

DEPARTMENT: Planning & Economic Development
AGENDA DATE: Introduction: 4/19/2011
Public Hearing: 5/10/2011
CONTACT PERSON: Todd Taylor, (915) 541-4114
DISTRICT(S) AFFECTED: 1, 8

SUBJECT:

An ordinance changing the zoning of Tract 2A, John Barker Survey No. 10, City of El Paso, El Paso County, Texas from M-3 (Unrestricted Manufacturing) to SCZ (SmartCode Zone), the penalty is as provided for in Chapter 21.60 of the El Paso City Code. Subject Property: South of Executive Center Boulevard and East of Interstate 10. Property Owner: ASARCO Texas Custodial Trust. ZON10-00097 (District 1, 8)

BACKGROUND / DISCUSSION:

The Connecting El Paso Plan was approved by City Council on January 18, 2011. The approval adopted the Plan as a study area plan to be incorporated into the City's comprehensive plan and the 2025 General Land Use Map.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director—Planning

APPROVED FOR AGENDA:

CITY MANAGER: _____ DATE: _____



Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
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District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 2A, JOHN BARKER SURVEY NO. 10, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-3 (UNRESTRICTED MANUFACTURING) TO SCZ (SMARTCODE ZONE), THE PENALTY IS AS PROVIDED FOR IN CHAPTER 21.60 OF THE EL PASO CITY CODE.

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

That the zoning of *Tract 2A, John Barker Survey No. 10, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", as incorporated by reference, be changed from **M-3 (Unrestricted Manufacturing)** to **SCZ (SmartCode Zone)**, within the meaning of the Title 21, SmartCode; and

That the zoning map of the City of El Paso be revised accordingly; and,

That the City Council approve the Regulating Plan attached as Exhibit "B" and incorporated herein for all purposes; and,

That the development of the property described above and land uses allowed on such property shall be in accordance with Title 21, SmartCode, the attached Regulating Plan, and the El Paso City Code.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy, Deputy Director
Planning and Economic Development Department

Exhibit "A"

Being Tract 2A,
John Barker Survey No. 10,
City of El Paso, El Paso County, Texas
Prepared for: Project Navigator, Ltd
December 7, 2010
(Parcel 1)

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 2A, John Barker Survey No. 10, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

Commencing for reference at a found 1" pipe in concrete marked NE 10 for the northeast corner of John Barker Survey No. 10, Thence along the easterly line of John Barker Survey No. 10 South 00°46'48" West passing a found 3" red pipe at a distance of 8205.53 feet, a total distance of 7186.33 feet to a set ½" rebar with cap marked TX 5152 for THE TRUE POINT OF BEGINNING"

Thence along the easterly line of John Barker Survey No. 10, South 00°46'51" West passing a found ½" rebar in concrete at a distance of 7248.51, a total distance of 7335.24 feet to a set ½" rebar with cap marked TX 5152 on the easterly right of way line of Interstate Highway No. 10;

Thence along said right of way line South 42°52'46" East a distance of 49.46 feet to a found Texas Department of transportation brass disk;

Thence along said right of way line North 39°47'27" West (N36°33'32"W, TX D.O.T) a distance of 549.11 feet to found 1/2" rebar on the northerly right of way line of Executive Center Blvd;

Thence along said right of way line North 31°31'52" West (N28°17'57"W, TX D.O.T) a distance of 549.11 feet to set 1/2" rebar with cap marked TX 5152;

Thence along said right of way line North 28°26'33" West (N25°12'38"W, TX D.O.T) a distance of 490.18 feet to set ½" rebar with cap marked TX 5152;

Thence along said right of way line North 24°01'22" West (N20°47'27"W, TX D.O.T) a distance of 731.38 feet to a found Texas Department of transportation brass disk;

Thence along said right of way line North 15°34'10" West (N12°20'15"W, TX D.O.T) a distance of 733.73 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line North 09°12'12" West (N05°58'17"W, TX D.O.T) a distance of 3901.36 feet to a found Texas Department of transportation brass disk;

Thence along said right of way line North 14°25'22" East (N17°39'17"E, TX D.O.T) a distance of 636.99 feet to a found Texas Department of transportation brass disk;

Thence along said right of way line North 04°44'16" East (N07°58'11"E, TX D.O.T) a distance of 416.32 feet to a found Texas Department of transportation brass disk;

Thence along said right of way line North 44°09'12" West a distance of 37.49 feet to a set ½" rebar with cap marked TX 5152 on the southerly right of way line of Executive Center Blvd.;

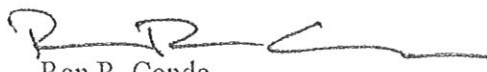
Thence along said right of way line North 45°53'57" East a distance of 143.44 feet to a set ½" rebar with cap marked TX 5152;

Thence along said right of way line 119.87 feet along the arc of a curve to the right which has a radius of 1401.76 feet a central angle of 04°53'58" a chord which bears North 48°20'56" East a distance of 119.83 feet to a set chiseled x;

Thence leaving said right of way line South 00°51'10" West a distance of 461.12 feet to a set 1/2" rebar with cap marked TX 5152 on the southerly line of Executive Park Unit Three;

Thence along said line South 89°10'03" East a distance of 1771.90 feet to the "TRUE POINT OF BEGINNING" and containing 248.07 acres of land more or less.

Notes: Bearings basis is true north for a Transverse Mercator Surface projection as determined by GPS Methods centered near this site.


Ron R. Conde
R.P.L.S. No. 5152
Job#510-29



CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
6080 SURETY DRIVE SUITE 100 / EL PASO, TEXAS 79905 / (915) 592-0283

1. BEARING BAGS IS TRUE NORTH FOR A TRANSVERSE MERCATOR SURFACE PROJECTION, AS DETERMINED BY GPS MEASURES CENTERED NEAR THIS SITE.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AREA FLOOD PREPAREDNESS PLAN #100-01-001, EFFECTIVE JANUARY 1, 1986, THIS PROPERTY IS IN FLOOD HAZARD ZONES A1, A6, A11, AND A12. FLOOD HAZARD ZONE LOCATIONS ARE APPROXIMATED BY ON SITE EVIDENCE AND RECORD INFORMATION. CITY OF CHICAGO PLANS, MAPS, AND RECORDS OF A FLOOD COUNCIL UNDERGROUND LAGS IN THE AREA. THIS SURVEY WOULD NOT CLAIM EXPOSED OR UNEXPOSED TO FLOODING.

3. RECORD CALLS ARE SHOWN IN PARENTHESES WITH AN "X" WHICH CORRESPONDS WITH THE DOCUMENT FROM WHERE ITS REFERRED.

4. HARBOR RIVER IS A FLOOD COUNCIL RECORDS OF A FLOOD COUNCIL.

5. 1/2" X 1/2" BEARINGS WAS MAINTAINED TO 5152 UNLESS OTHERWISE NOTED.

6. SUBJECT PROPERTY IS ZONED W-3.

7. REFERENCE FIRST ALLIANCE TITLE INSURANCE COMPANY LOCATION OF TITLE INSURANCE, OF No. 411044-171, DATED NOVEMBER 23, 2009

BEING TRACT 2A, JOHN BARKER SURVEY No.10,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
Containing Approximately :248.07± Acres

8. SCHEDULE B EXCEPTIONS FROM FIRST AMERICAN TITLE COMMITMENT FOR TITLE INSURANCE

109, PERPETUAL SMOKE EASEMENT TO CONSOLIDATED KANSAS CITY SMELTING AND REFINING CO. IN BOOK 500, PAGE 241, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS

101. AGREEMENT BETWEEN AMERICAN SMELTING & REFINING COMPANY AND EL

100. EASEMENT TO EL PASO ELECTRIC COMPANY IN BOOK 1287, PAGE 489:
BOOK 1287, PAGE 489, JAMES C. BROWN, JR., TRUST, GRANTOR.

101. EASEMENT TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN BOOK 128, PAGE 1683; BOOK 244, PAGE 345; BOOK 408, PAGE 814 (last amended by BOOK 476, PAGE 204).

10th. EASEMENT TO EL PASO NATURAL GAS COMPANY IN BOOK 286, PAGE 874; BOOK 2334, PAGE 357 AND IN BOOK 896, PAGE 652. (Not Applicable)

RECORDED IN BOOK 1177, PAGE 227 (Not Applicable) AND IN BOOK 1171, PAGE 230 AND BOOK 1162, PAGE 415; BOOK 1220, PAGE 1477 AND IN BOOK 2524, PAGE 1341 AND SUBSEQUENTLY ASSIGNED TO SOUTHERN GAS COMPANY IN BOOK 3742, PAGE 947 (Not Applicable). REAL PROPERTY DESCRIBED BY PLAT OF SOUTHERN GAS COMPANY.

10b. MEMORANDUM OF LEASE DATED 2-17-95 IN BOOK 4098, PAGE 240, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS BY AND BETWEEN

CONVERSION TO THE MOMENTS OF THE SOUTHWEST INCORPORATED
SUCCESSOR BY NAME CHANGE TO CONTEL CELLULAR OF THE SOUTHWEST
INC.) (ASSIGNOR) AND DALLAS WTA, L.P. d/b/a/ VERIZON WIRELESS (AS
SUCCESSOR TO GTE WIRELESS PAGO LLC) (ASSIGNOR), AND AS FURTHER

RECORDED UNDER INSTRUMENT NO. 20090067763, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, BY AND BETWEEN CROWN CASTLE GT COMPANY LLC (ASSIGNOR) AND DALLAS MTA, LP, d/b/v VERIZON WIRELESS (ASSIGNEE)

10r. EASEMENT TO EL PASO ELECTRIC COMPANY AND MOUNTAIN STATES
TELEPHONE AND TELEGRAPH COMPANY IN BOOK 377, PAGE 1373; BOOK 382,
PAGE 202; BOOK 384, PAGE 179; BOOK 374R, PAGE 124, AND BY BOOK

10% EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY IN BOOK 3070, PAGE 1063, (Not Applicable) REAL PROPERTY RECORDS OF EL PASO

104. RIGHT OF WAY TO THE STATE TELEPHONE & TELEGRAPH COMPANY IN BOOK 173, PAGE 23, FOR A LIMITED PERMANENT EASEMENT, EXTENDING TO THE

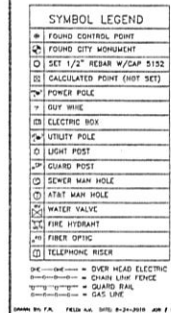
10w. EASEMENT TO CITY OF EL PASO FOR WATER AND SEWER LINES
RECORDED IN BOOK 1294, PAGE 161, REAL PROPERTY RECORDS OF EL PASO

TO: THE PROPERTY RECORDS OF CLAY COUNTY, TEXAS, BY AND
BETWEEN CONSOLIDATED KANSAS CITY SMELTING & REFINING COMPANY AND
ALFRED COURCHESNE.

PARTIALLY RELEASED IN OUICLAIM DEED DATED 11-5-76, RECORDED IN BOOK 739, PAGE 840, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

In 2005, including Tapes A Items 1, 3, 4, 10, 11a, and 12. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of the Survey is:

Texas Science No. 5152



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Reed R. Corbett

Exhibit "B"

SMARTCODE APPLICATION EL PASO, TEXAS CODE OF ORDINANCES TITLE 21 APPLICATION

ASARCO EAST

TABLE OF CONTENTS

- ☐ Page 2 ILLUSTRATIVE PLAN
- ☐ Page 3 AERIAL
- ☐ Page 4 SMARTCODE ZONE APPLICATION
- ☐ Page 5 EXISTING ZONING
- ☐ Page 6 PROJECT SIZE AND BOUNDARY
- ☐ Page 7 TRANSECT ZONE ALLOCATION
- ☐ Page 8 MAXIMUM BLOCK SIZE
- ☐ Page 9 CIVIC SPACE AND BUILDINGS
- ☐ Page 10 PLAYGROUNDS
- ☐ Page 11 SPECIAL REQUIREMENTS
- ☐ Page 12 THOROUGHFARE ASSIGNMENT
- ☐ Page 13 DENSITY CALCULATIONS
- ☐ Page 13 WARRANT REQUESTS
- ☐ Page 14 BLACK AND WHITE COPY FOR RECORDING
- ☐ Page 15 ADDITIONAL ASSEMBLIES



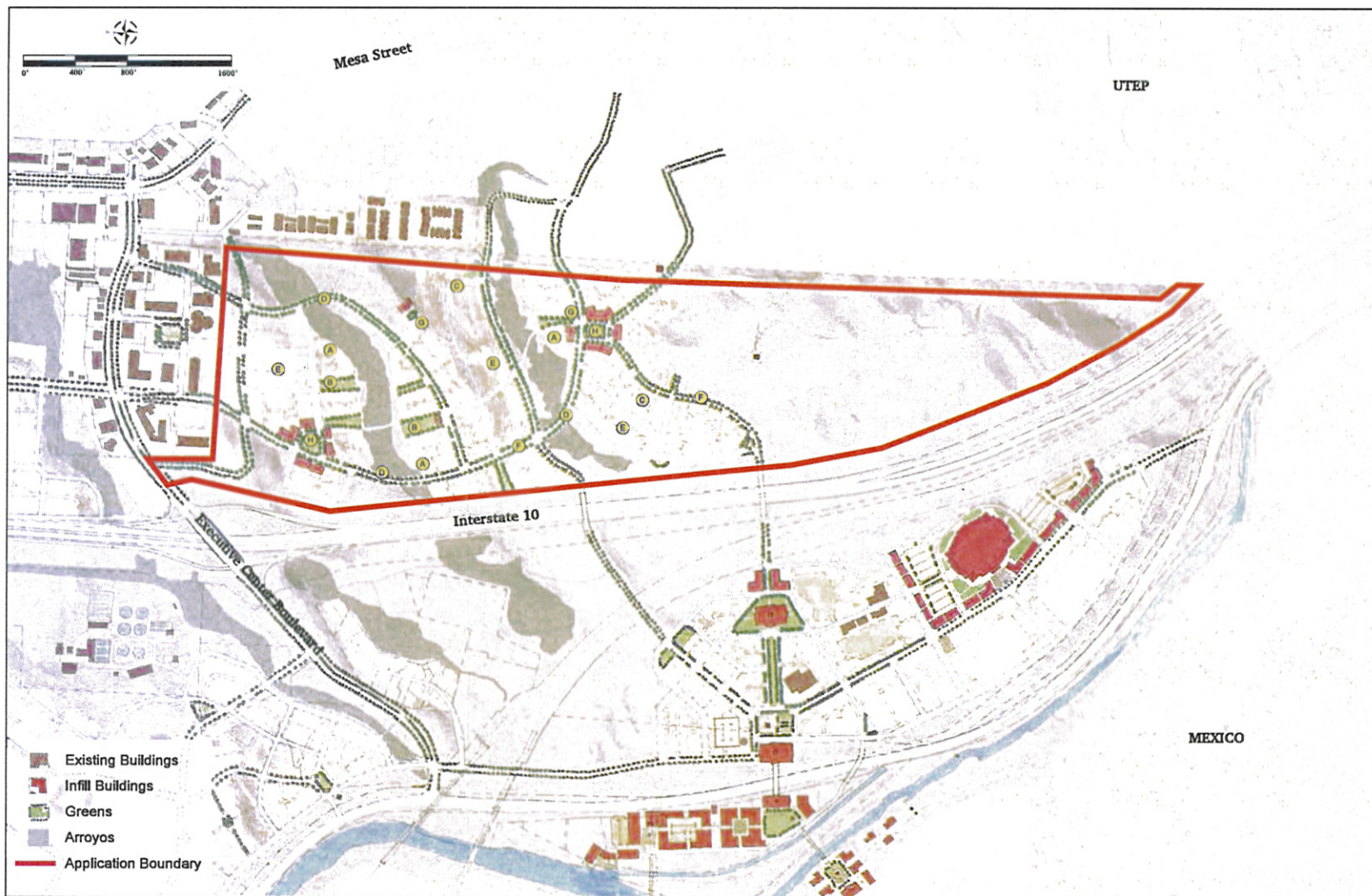
Illustrative rendering of one potential future for the ASARCO East property.

ILLUSTRATIVE PLAN

ASARCO East is made up of two distinct geographic areas: rocky steep topography to the south and hilly arroyos to the north. The rocky southern portion could be preserved as open space and provide an amenity to the City by creating a place for short hikes and mountain biking without having to travel to the Franklin Mountains. Three neighborhoods oriented around the arroyos' natural flowways can provide connections between the University of Texas campus and Executive Center Boulevard. The neighborhoods can provide additional faculty and student housing. (Please note: Illustrative Plan is for illustrative purposes only.)

General Recommendations

- (A) Blocks are oriented to overlook the arroyos, which are preserved as natural amenities.
- (B) Special cottage courts are designed to take advantage of long views.
- (C) Neighborhoods and streets follow the natural topography.
- (D) Primary street connections link the neighborhoods.
- (E) Service alleys provide access to parking, utilities and trash pick up.
- (F) Street trees provide shade and enhance the pedestrian experience.
- (G) Memorable meeting places provide a sense of identity for the community.
- (H) Civic buildings front greens.





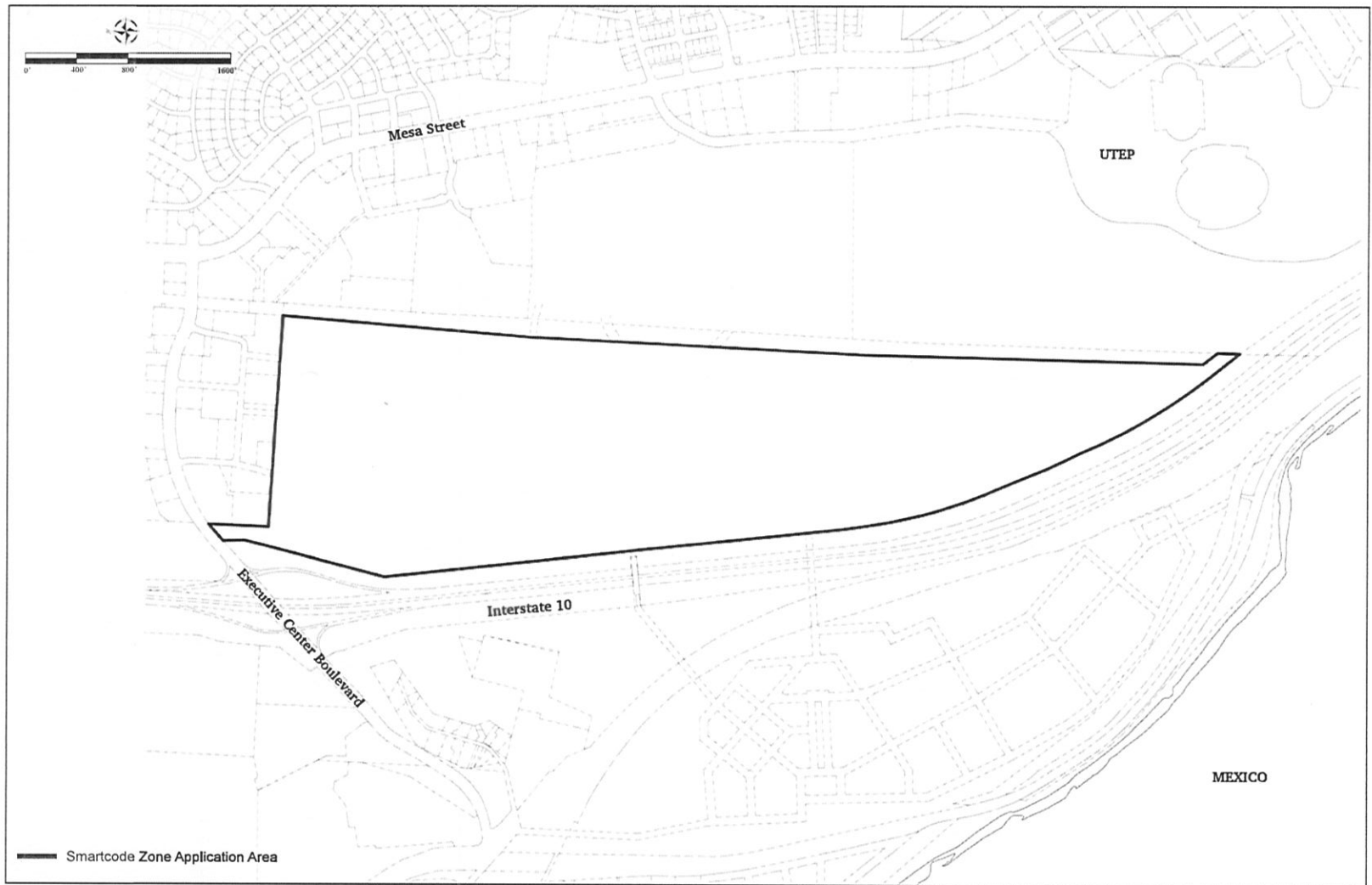
AERIAL

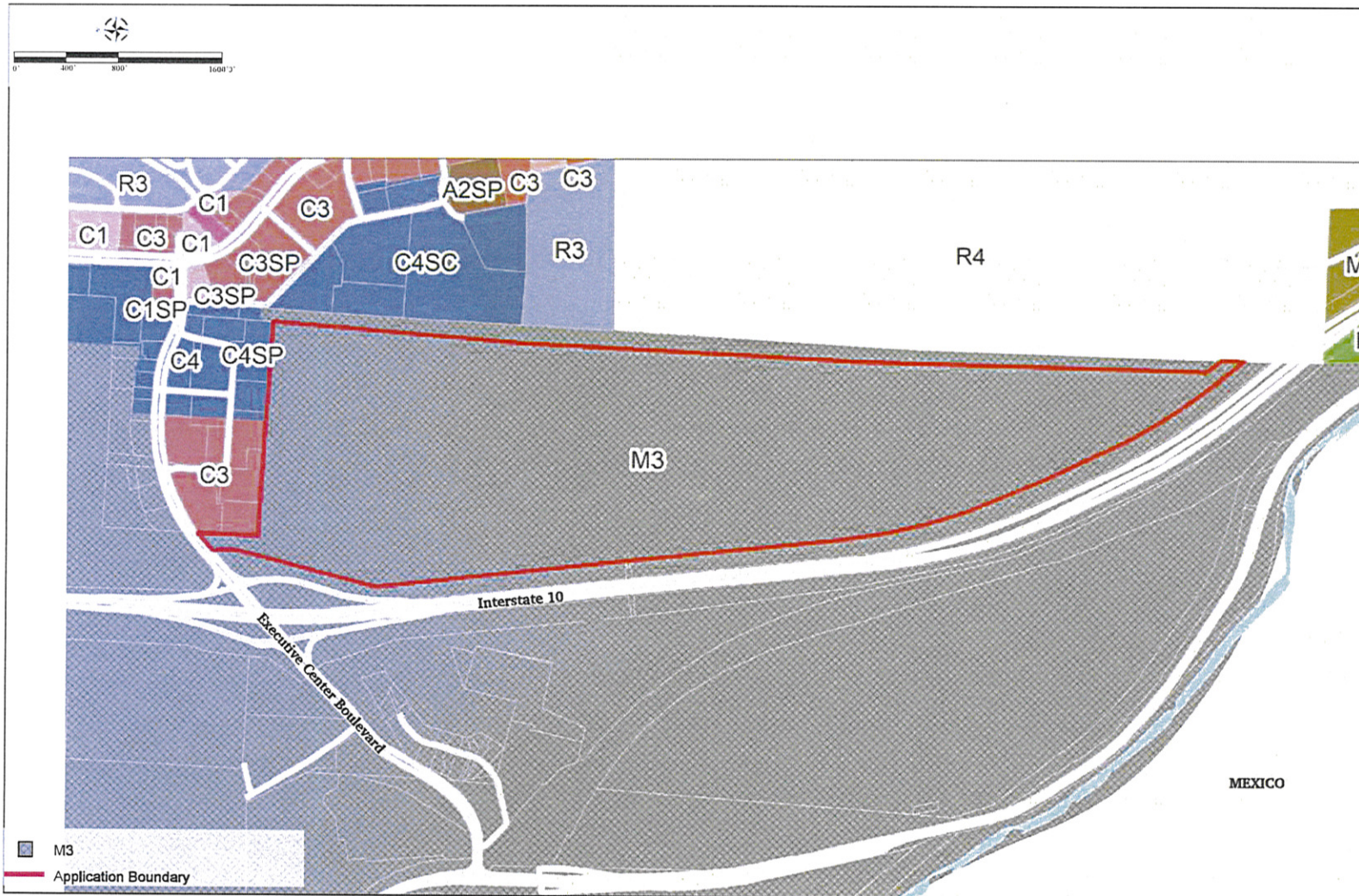
An aerial of ASARCO East shows the site's unique position as one of the only large undeveloped properties in central El Paso, adjacent to UTEP, commercial properties, and residential neighborhoods.

SITE PLAN

Per section 21.10.040 must include:

- ☐ (B)(1) Site plan (see page 6)
- ☐ (B)(2) Copy of zoning map (see page 5)
- ☐ (B)(3-5) Proposed locations of transect zones including the locations of special districts, proposed throughfare networks and block layout (see page 7)
- ☐ (B)(7) Proof of notice of proposed application to any recognized neighborhood association





ZONING MAP

The zoning for the property is currently M3: Unrestricted Manufacturing District.

- ☐ Per section 21.10.040 (B)(1), the legal description of the property should be on the site plan.

The legal description for ASARCO East is:

Barker Survey 10 Abstract #7, Tract 2-A. PIDN: X01099900000200.

Located in Tract 14, Block 200.

PROJECT SIZE & BOUNDARY

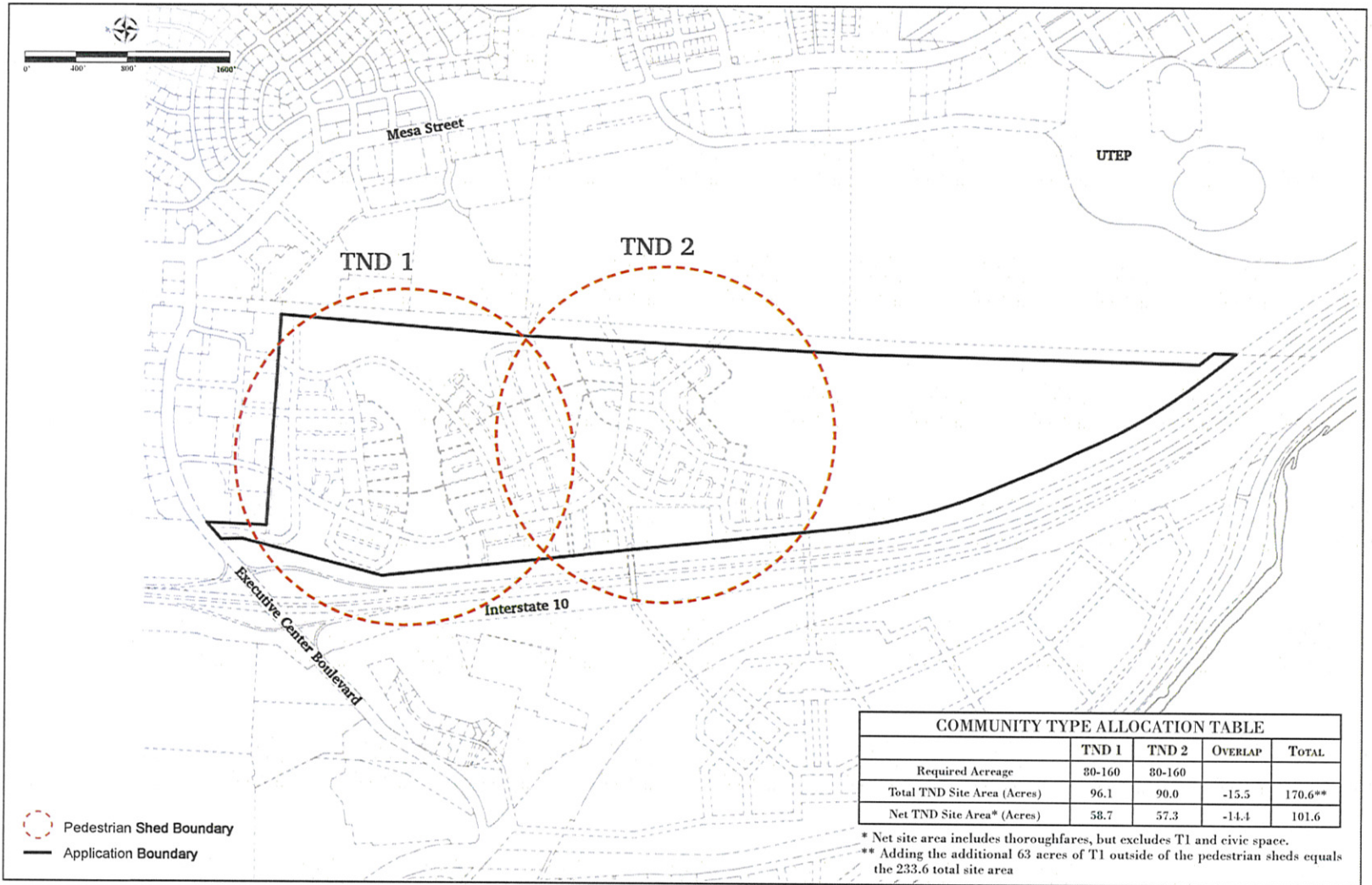
- ☐ Identify application type (see below)
- ☐ Identify pedestrian shed(s).
Pedestrian shed requirements for a TND are set forth in sections 21.30.030 (B)
- ☐ Identify community type (see below)
- ☐ Identify project boundaries based on pedestrian shed.
- ☐ Compliance with minimum continuous acreage requirements for selected community type(s) per sections 21.30.030 and 21.40.

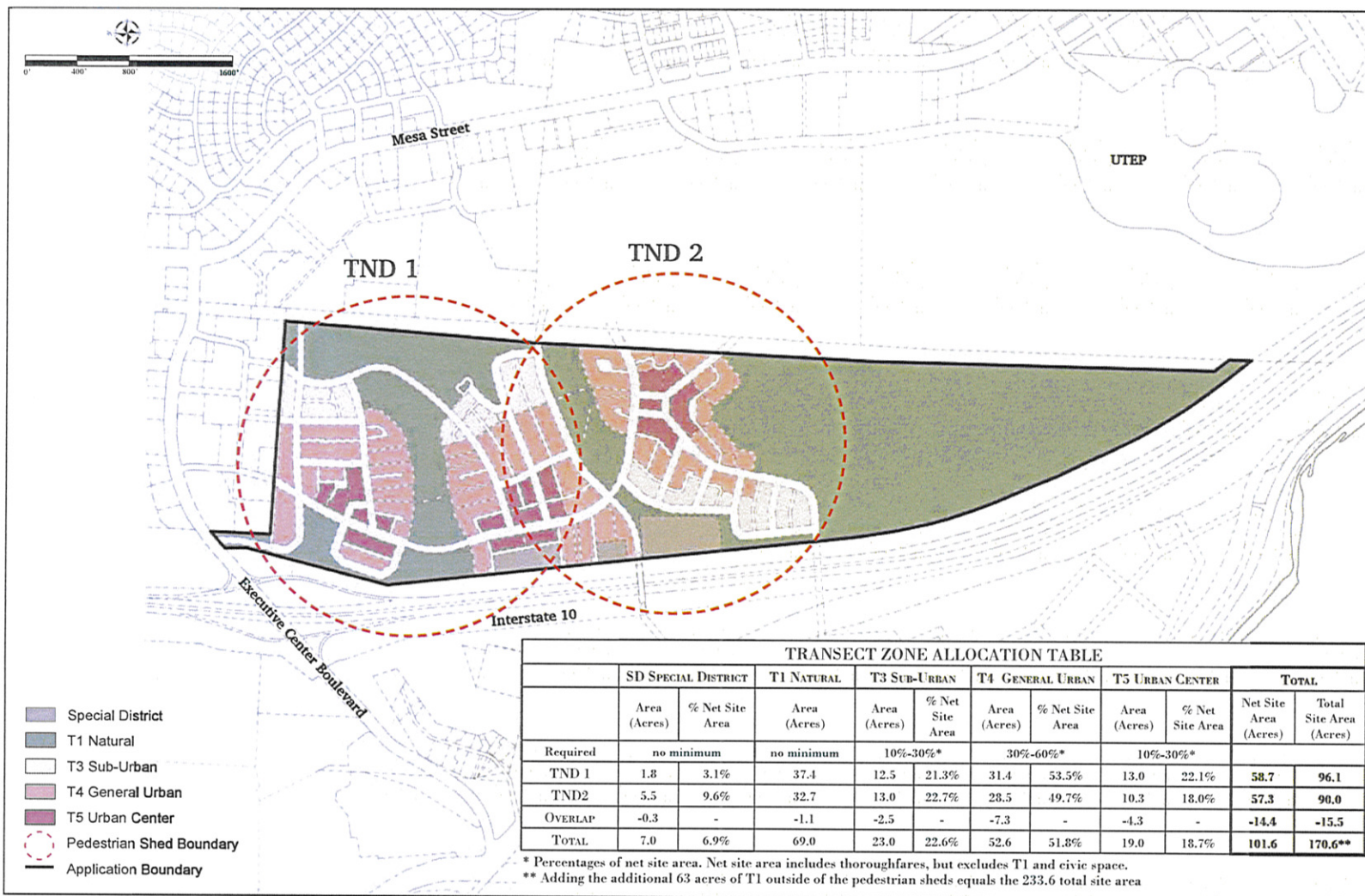
For TNDs: "A Traditional Neighborhood Development (TND) shall be structured by one standard or linear pedestrian shed and shall be no fewer than eighty acres and no more than one hundred and sixty acres."

- ☐ Compliance with allocation of land outside pedestrian sheds.
For New Communities, per section 21.30.020 (C): "Any remnants of the site outside the pedestrian sheds shall be assigned to transect zones T1 through T3, civic space or special districts."

PROJECT DATA

PROJECT NAME: ASARCO East
APPLICATION TYPE: New Community
COMMUNITY TYPE: Traditional Neighborhood Development
TOTAL SITE AREA: 233.6 Acres
NET SITE AREA: 101.6 Acres
PEDESTRIAN SHED: 2 pedestrian sheds





TRANSECT ZONE ALLOCATION

- ☐ Compliance with transect zone allocation requirements as set forth in 21.80.170 Table 14: Summary Table, section A.
- ☐ Compliance with the requirement that areas outside the pedestrian sheds are T1, T2, T3, a special district or civic space per section 21.30.020 (G).

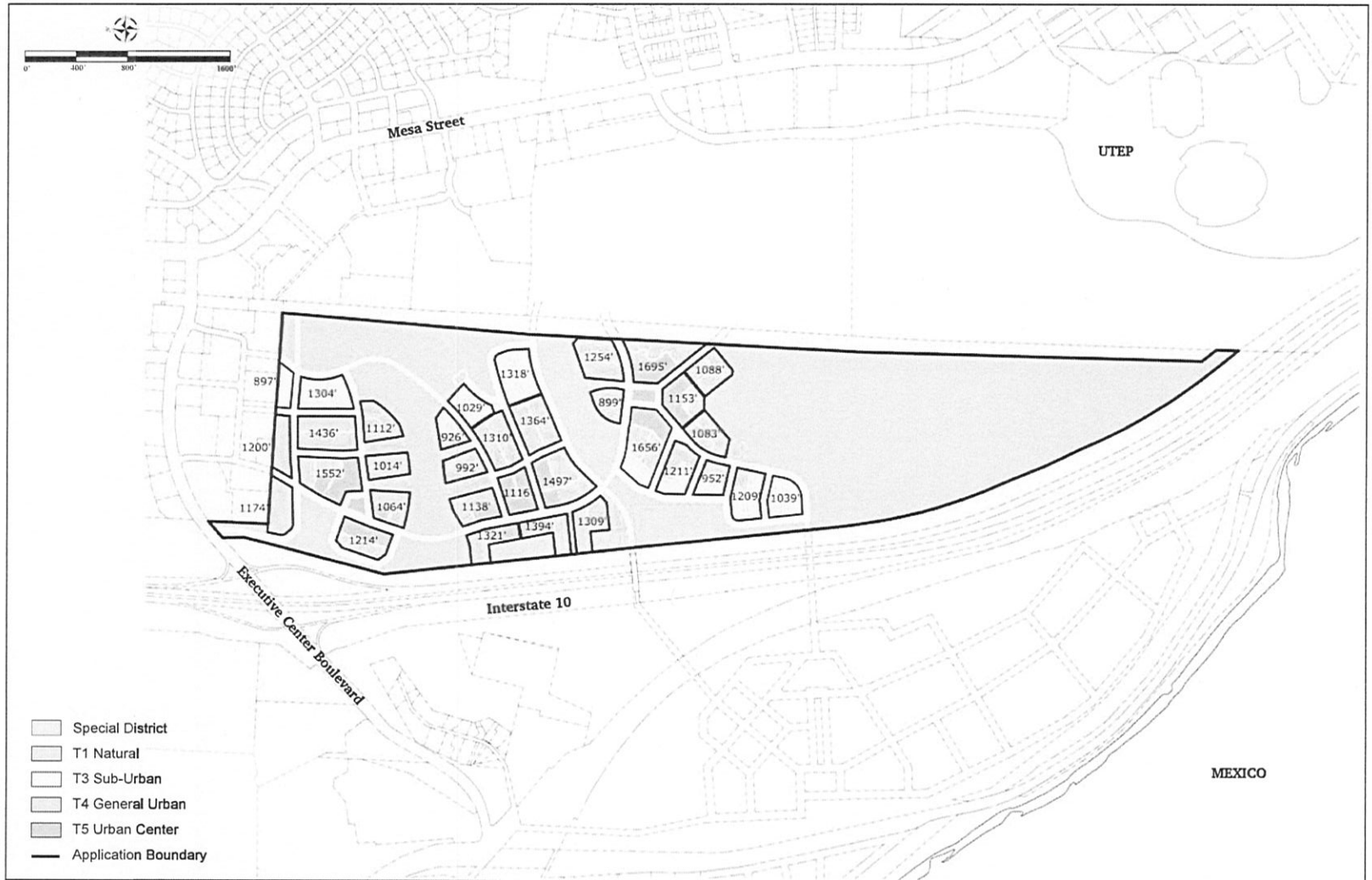
MAXIMUM BLOCK SIZE

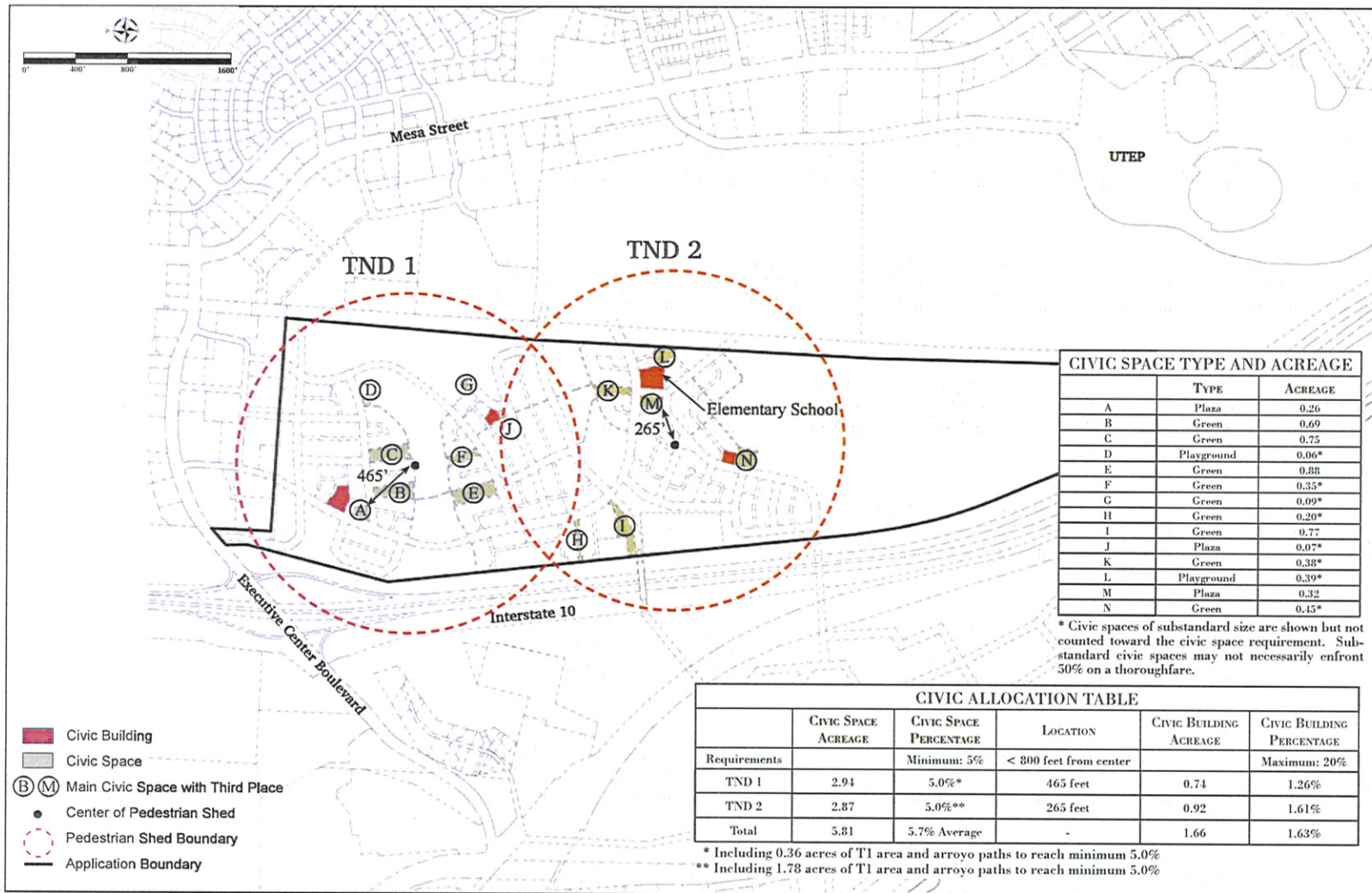
- ☐ Compliance with maximum block size requirements as set forth in 21.80.170 Table 14: Summary Table, Section C:

Maximum allowable block perimeter:

T2 - no max
T3 - 3000' max
T4 - 2400' max
T5 - 2000' max

Note that when a block carries more than one transect designation, it must comply with the more restrictive maximum block size requirement. For example, a block with T4 and T5 transect designations must comply with the T5 maximum block size requirement.





CIVIC SPACE & BUILDINGS

- ☐ Compliance with civic space allocation:
For new communities, section 21.30.050(C)(1) states: "Each pedestrian shed shall assign at least five percent of its urbanized area to civic space."
- ☐ Compliance with main civic space requirement:
For new communities, section 21.30.050(C)(4) and 21.30.160 Table 13: Civic space, state: "Each pedestrian shed shall contain at least one main civic space. The main civic space shall be within eight hundred feet of the geographic center of each pedestrian shed."
- ☐ Compliance with civic space frontage requirements:
For new communities, per section 21.30.050(C)(6): "Each civic space shall have a minimum of fifty percent of its perimeter enfronting a thoroughfare, except for playgrounds"
- ☐ Compliance with civic space minimum size requirements:
Per section 21.30.160 Table 13 the minimum size of civic space is .5 acres except for plazas that have a minimum size of .25 acres and playgrounds that have no minimum size. (Note that civic spaces of substandard size are shown but not counted toward the civic space requirement.)
- ☐ Compliance with civic building requirements:
New communities per section 21.30.050(D)(1) should have "a meeting hall or a third place in proximity to the main civic space of each pedestrian shed."
- ☐ Compliance with elementary school reserve requirements:
New communities per section 21.30.050(D)(2) have "One civic building lot shall be reserved for an elementary school".
- ☐ Compliance with maximum civic building allocation:
For new communities per section 21.30.050(D)(4): "Civic building sites shall not occupy more than twenty percent of the area of each pedestrian shed."

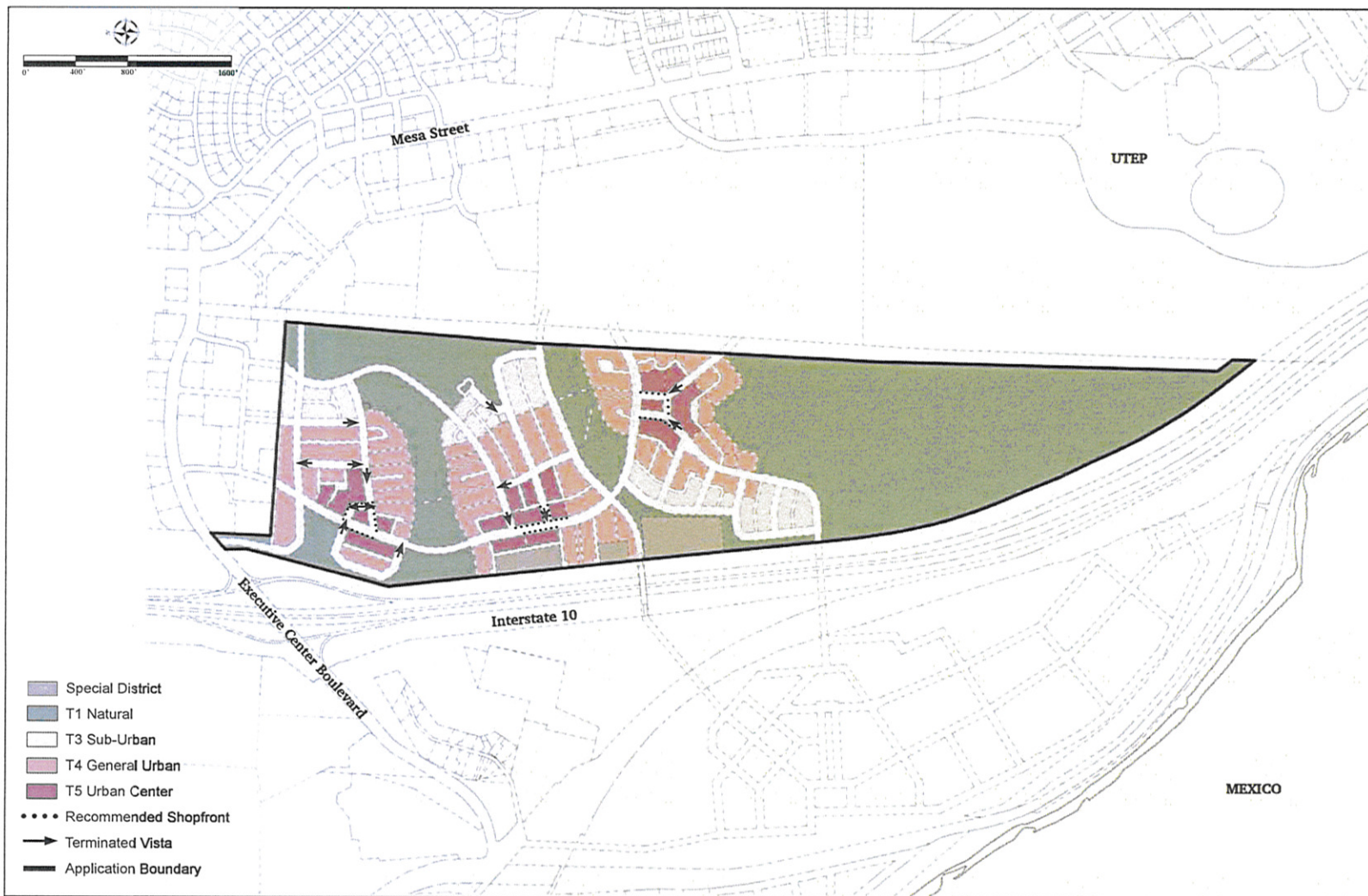
PLAYGROUNDS

- Compliance with playground allocation requirements.

For new communities, per section 21.30.050(c)(5): "Within eight hundred feet of every lot in residential use, a civic space designated and equipped as a playground shall be provided."

Required number of playgrounds: 7





SPECIAL REQUIREMENTS

- ☐ Compliance with special requirements for shopfronts:

For new communities, per section 21.30.090 (A)(2): "A designation for mandatory and/or recommended retail frontage requiring or advising that a building provide a shopfront at sidewalk level along the entire length of the frontage..."

The locations indicated are a recommendation.

- ☐ Compliance with special requirements for terminated vistas:

For new communities, per section 21.30.090 (A)(6): "Designation for mandatory and/or recommended terminated vistas locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location, as approved by the CRC."

The locations indicated are a recommendation.

THOROUGHFARE ASSIGNMENT

- ☐ Compliance with thoroughfare termination and cul-de-sac limitation as set forth in 21.30.070(A)(6):

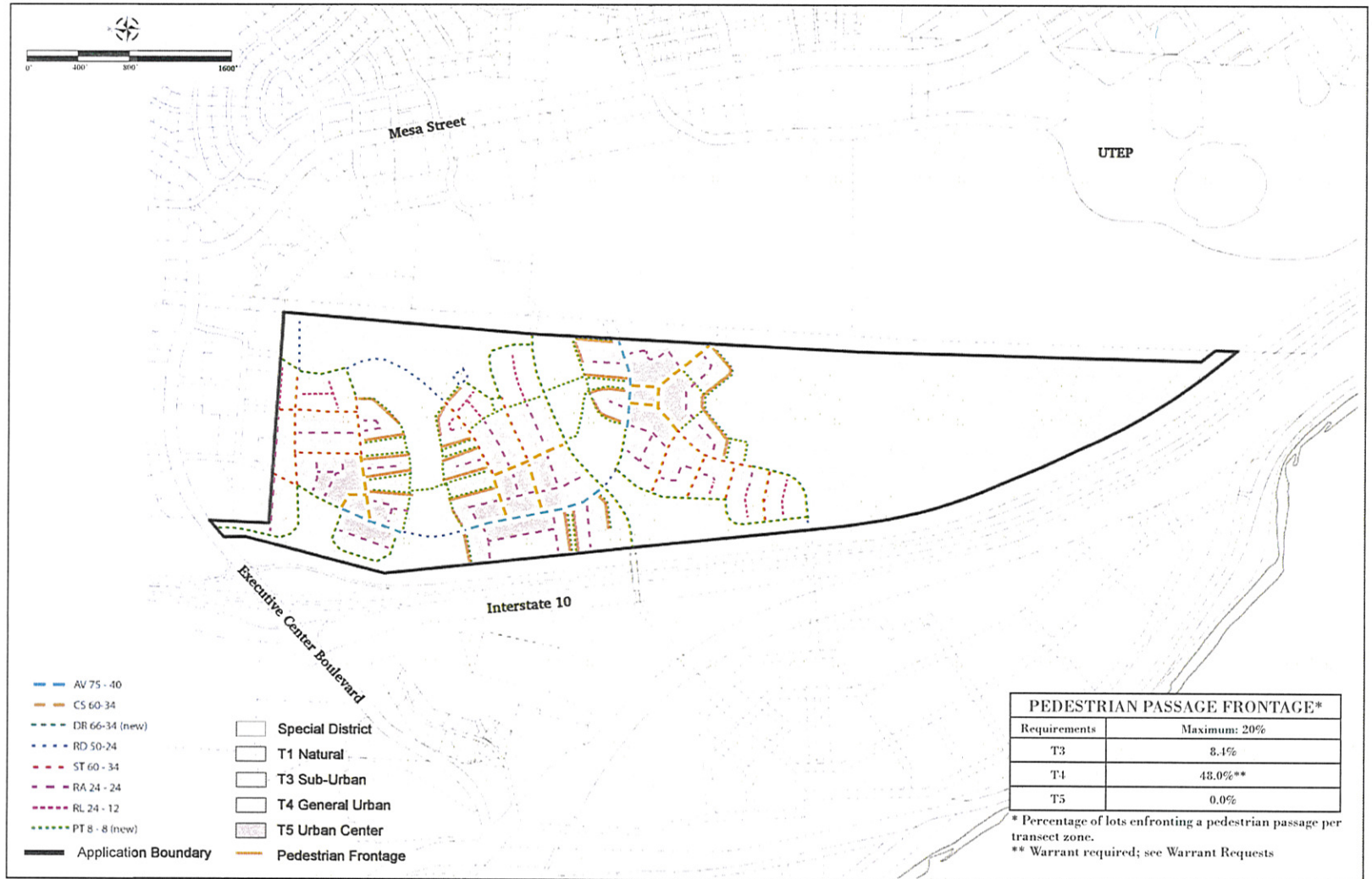
"All thoroughfares shall terminate at other thoroughfares, forming a network... culs-de-sac shall be permitted only when warranted by natural site conditions."

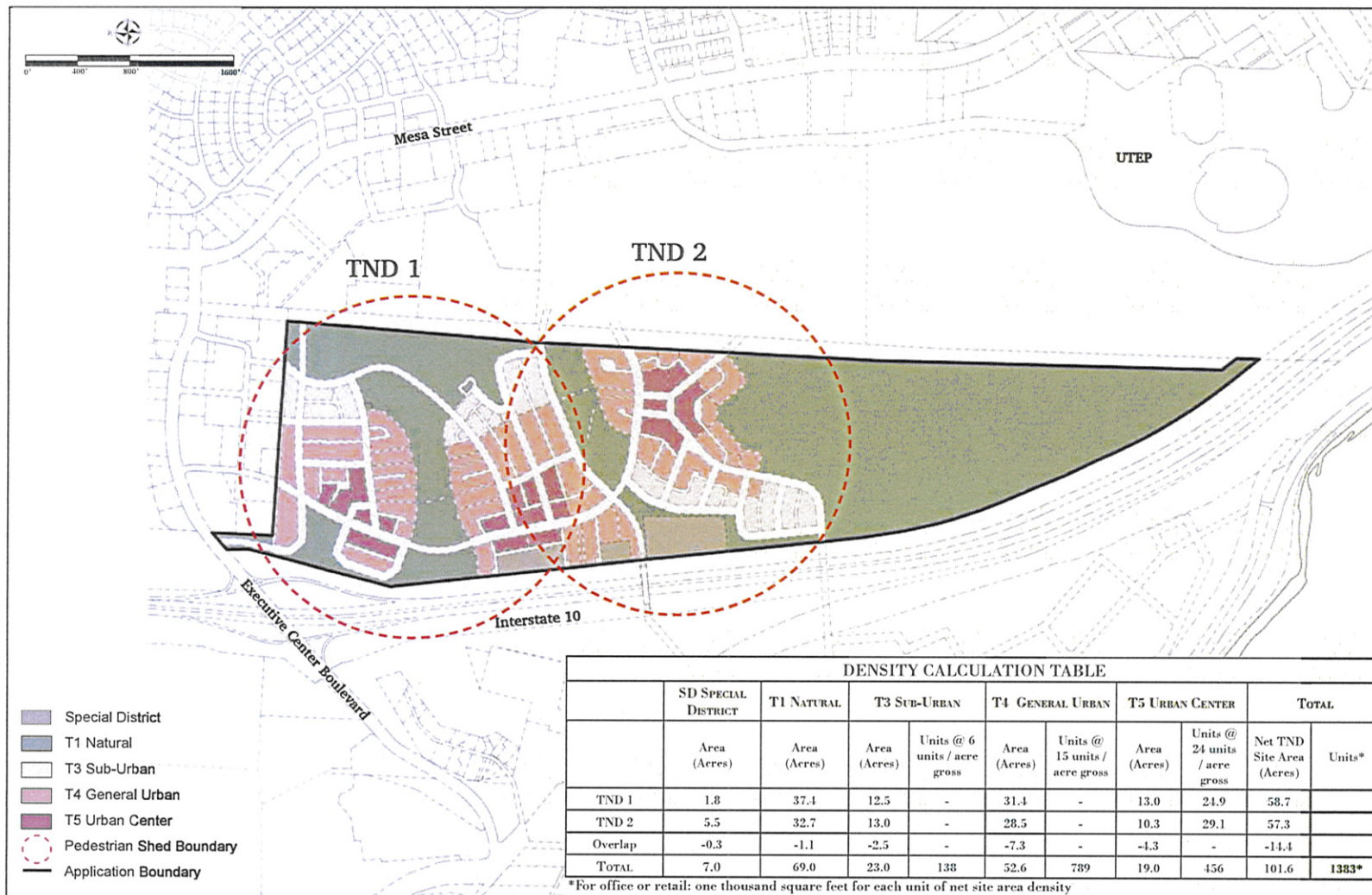
Number of Cul-de-sacs: None

- ☐ Compliance with required percentage of lots enfronting thoroughfares as set forth in Section 21.30.070(A)(7):

"Lots shall enfront a vehicular thoroughfare, except that 20% of the lots within each Transect Zone may enfront a pedestrian passage."

* Warrant request for required maximum percentage of lots enfronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that enfront both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.





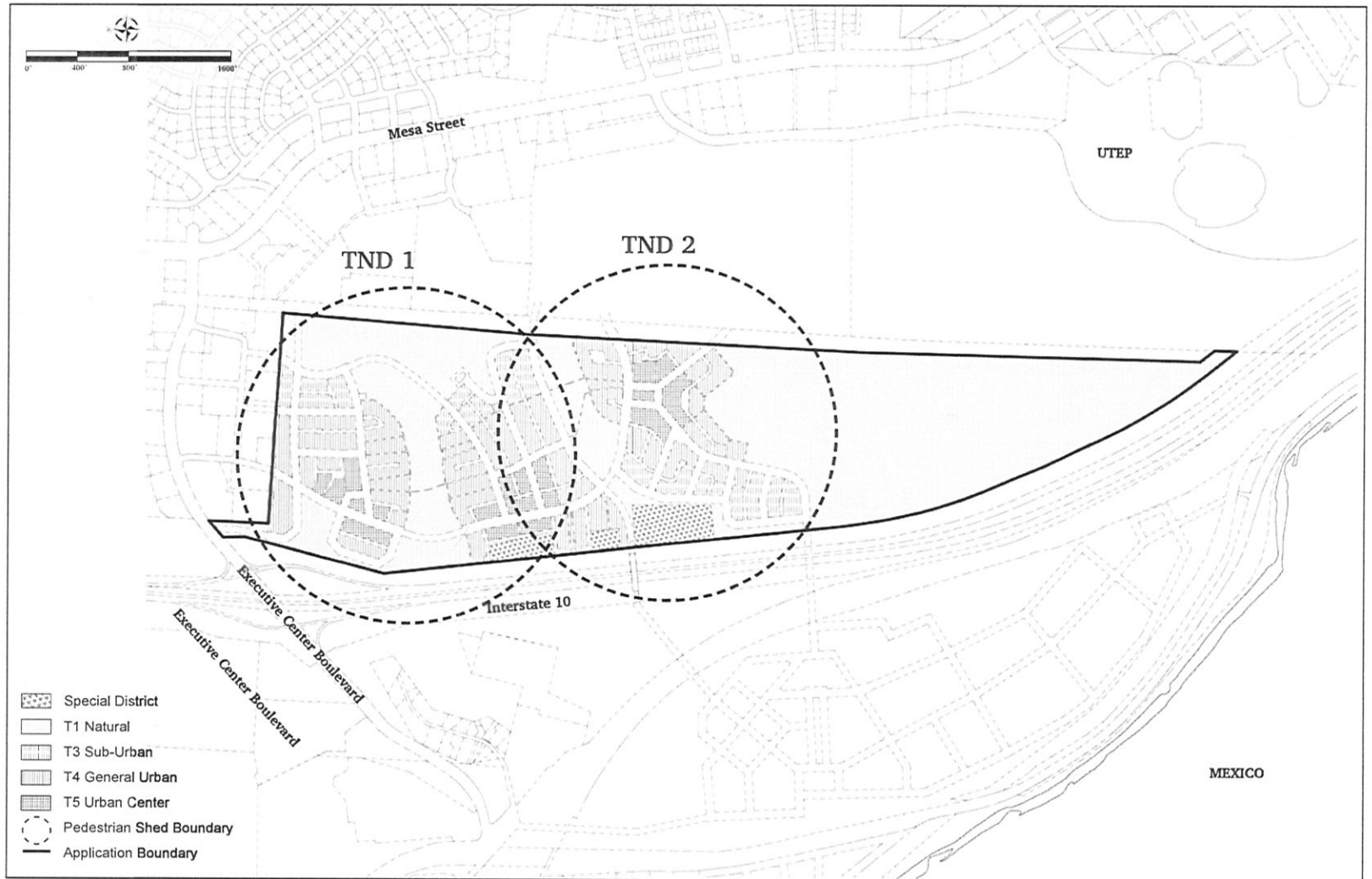
DENSITY CALCULATIONS

- ☐ Compliance with 21.30.030(B):
"Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone by Table 14b."

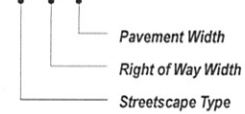
WARRANT REQUESTS

The application is compliant with Chapter 21 pending the following warrant:

- ☐ Warrant request for required maximum percentage of lots fronting a pedestrian passage as set forth in 21.30.070 (A)(7) for T4: By Warrant, lots within each transect zone that front both a passage and an Ephemeral Stream shall not be counted towards the twenty percent maximum.



ST-57-20



THOROUGHFARE TYPES

BV: Boulevard
 AV: Avenue
 CS: Commercial Street
 DR: Drive
 ST: Street
 RD: Road
 RA: Rear Alley
 RL: Rear Lane
 BT: Bicycle Trail
 BL: Bicycle Lane
 BR: Bicycle Route
 PT: Path
 TR: Transit Route

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Vehicular Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision

DR 66-34	
Drive	
T3, T4, T5, T6	
66 feet	
34 feet	
Slow Movement	
25 MPH	
9.9 Seconds	
2 lanes	
8 feet (both sides)	
15 feet	
Varies by Transect	
8 foot sidewalk	
8 foot Continuous Planter	
Curb	
Trees at 30 feet o.c. Average	
NA	

PT 8-8	
Pedestrian	
T2, T3, T4, T5	
8 feet	
8 feet	
Pedestrian Movement	
NA	
NA	
NA	
None	
NA	
Varies by Transect	
8 foot sidewalk	
None	
None	
Varies	
NA	

ADDITIONAL ASSEMBLIES

All additional thoroughfare assemblies comply with 21.80.030, Table 3A and Table 3B.

Notes:
 Pavement width includes curb and gutter where present, and is measured from face of curb to face of curb.



Date: May 10, 2011
To: Honorable Mayor and City Council
Joyce Wilson, City Manager
From: Todd Taylor, Planner
Subject: ZON10-00097

The City Plan Commission (CPC) on November 11, 2010, voted unanimously (6-0) to recommend **approval** of rezoning the subject property from M-3 (Unrestricted Manufacturing District) to SCZ (SmartCode Zone). This recommendation was in agreement with the staff and the Development Coordinating Committee (DCC).

The CPC found that the rezoning request was in conformance with The Plan for El Paso and that the proposed use for Traditional Neighborhood Development (TND) was in conformance with the 2025 Projected General Land Use Map for the Northwest Planning Area. The CPC also determined that the rezoning would protect the best interest, health, safety, and welfare of the public in general; and would have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the City as a whole.

The Connecting El Paso Plan was approved by City Council on January 18, 2011. The approval adopted the Plan as a study area plan to be incorporated into the City's comprehensive plan and the 2025 General Land Use Map. The ASARCO Texas Custodial Trust has spoken in favor of rezoning the property to SCZ (SmartCode Zone).

No one present spoke in favor or in opposition to this request.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No: ZON10-00097
Application Type: SmartCode Rezoning
CPC Hearing Date: November 11, 2010
Staff Planner: Todd Taylor, 915-541-4114, TaylorTC@elpasotexas.gov

Location: South of Executive Center Boulevard, East of Interstate 10 and West of Mesa
Legal Description: Tract 2A, John Barker Survey No. 10, City of El Paso, El Paso County, Texas
Acreage: 233.6
Rep District: 1, 8
Existing Use: Vacant

Request: M-3 (Unrestricted Manufacturing District) to SCZ (SmartCode Zone)
Proposed Use: Traditional Neighborhood Development (TND)
Property Owner: ASARCO Texas Custodial Trust
Representative: City of El Paso

SURROUNDING ZONING AND LAND USE

North: M-3 (Unrestricted Manufacturing District)/Vacant, C-3 (Commercial District), C-4 (Commercial District)
South: M-3 (Unrestricted Manufacturing District)/Smelter
East: C-4 (Commercial District), R-3 (Residential District), R-4 (Residential District)
West: M-3 (Unrestricted Manufacturing District)/Smelter

Plan for El Paso Designation: Mixed-Use, Northwest Planning Area

Nearest Park: Mission Hills Park (0.47 miles)

Nearest School: Mesita Elementary School (0.42 miles)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notices were mailed out to property owners within 300 feet of the subject property on November 1, 2010.

APPLICATION DESCRIPTION

The request is to change the zoning from M-3 (Unrestricted Manufacturing District) to SmartCode Zone to allow a SmartCode development, specifically a Traditional Neighborhood Development (TND) community type. The property is currently vacant.

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend **approval** of rezoning the subject property from M-3 (Unrestricted Manufacturing District) to SmartCode Zone.

THE PLAN FOR EL PASO CITY-WIDE LAND USE GOALS

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: Develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development job opportunities, educational opportunities, and outlets for social and cultural expression.
- b. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community
- c. Provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- d. Encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the change of zoning application:

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. ASARCO East SmartCode Application