

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

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: June 13, 2017
Public Hearing: July 11, 2017

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 certain properties within the Northwest Upper Valley Plan area, as identified in exhibit "A", from O-3, Agriculture to G-4, Suburban (Walkable).

BACKGROUND / DISCUSSION:

The proposed amendment will change the Future Land Use designation for the subject properties from O-3, Agriculture to G-4, Suburban (Walkable). This case is related to application number PZCR16-00006, a condition release request for approximately 101.38 acres, and PLCP16-00003, an amendment to the Northwest Upper Valley Plan.

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: Larry F. Nichols
Director, Planning and Inspections Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR CERTAIN PROPERTIES WITHIN THE NORTHWEST UPPER VALLEY PLAN AREA, AS IDENTIFIED IN EXHIBIT “A”, FROM O3, AGRICULTURE TO G4, SUBURBAN (WALKABLE).

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*.

ORDINANCE NO. _____

17-1007-1903 / 631054

Future Land Use Map Amendment / (FLUM)

KMN

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

1. That the areas identified in "Exhibit A" and be incorporated into the City's Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from O3, Agriculture to G4, Suburban (Walkable).
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 _____, 2017.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Assistant City Attorney

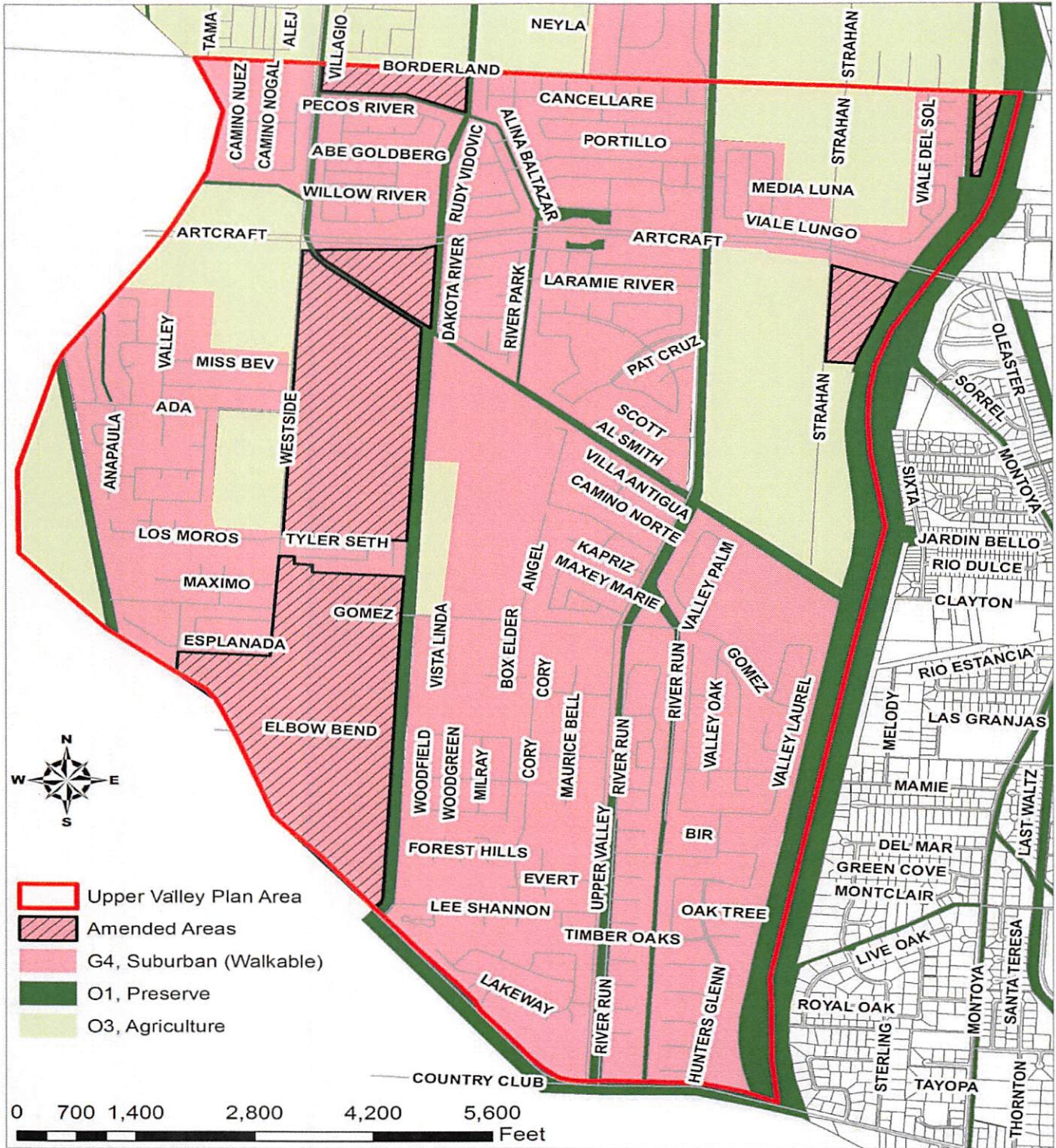
APPROVED AS TO CONTENT:

Larry F. Nichols, Director
Planning & Inspections Department

ORDINANCE NO. _____

17-1007-1903 / 631054
Future Land Use Map Amendment / (FLUM)
KMN

EXHIBIT "A" Future Land Use Map



ORDINANCE NO. _____

17-1007-1903 / 631054

Future Land Use Map Amendment / (FLUM)

KMN

MEMORANDUM

DATE: June 13, 2017

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

FROM: Ryan Kirby, Planner

SUBJECT: PLCP16-00004

The City Plan Commission (CPC), on April 6th, 2017, voted 6-0 to recommend **approval** of amending the Future Land Use Map designation for the subject property from “O-3, Agriculture” to “G-4, Suburban (Walkable).

There was one letter in opposition to the proposed amendment.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PLCP16-00004
Application Type: Comprehensive Plan Amendment
CPC Hearing Date: April 6, 2017
Staff Planner: Ryan Kirby, (915) 212-1586, kirbyrl@elpasotexas.gov
Location: Multiple areas within the Northwest Upper Valley Plan, South of Borderland Rd, West of the Rio Grande River, East of the New Mexico State Line, and North of Country Club Road
Legal Description: N/A
Acreage: 337.86
Rep District: District 1
Current Zoning: R-1 (Residential), R-2 (Residential), P-R1 (Planned Residential), C-1 (Commercial), R-F (Ranch-Farm)
Existing Use: Vacant, Residential, Commercial and Agricultural Uses
Request: Comprehensive Plan Amendment modifying the Future Land Use designation from O3, Agriculture, to G4, Suburban (Walkable)
Proposed Use: Residential, Commercial, and Mixed Use
Property Owner: G.E. Land Development
Applicant: G.E. Land Development
Representative: Joseph Nester

SURROUNDING ZONING AND LAND USE: N/A

PLAN EL PASO DESIGNATION: O-3, Agriculture

APPLICATION DESCRIPTION

The applicant is requesting an amendment to *Plan El Paso*, the city's comprehensive plan, to adjust the Future Land Use designation for 119.44 acres from O-3, Agriculture to G-4, Suburban (Walkable). The remaining 218.42 acres are also being proposed for adjustment from O-3, Agriculture to G-4, Suburban (Walkable) in order to better align *Plan El Paso* with the current zoning/land-use and any future land-uses that could exist in these areas. This case is related to application number PZCR16-00006, a condition release for the aforementioned 119.44 acres, and PLCP16-00003, an amendment to the Northwest Upper Valley Plan.

NEIGHBORHOOD INPUT

The Planning Division has received one letter in opposition to the proposed amendments.

ANALYSIS

The areas proposed for adjustment are areas that are either already developed, or carry zoning designations that permit future development that does not align with the O-3, Agriculture Future Land Use designation that now applies.

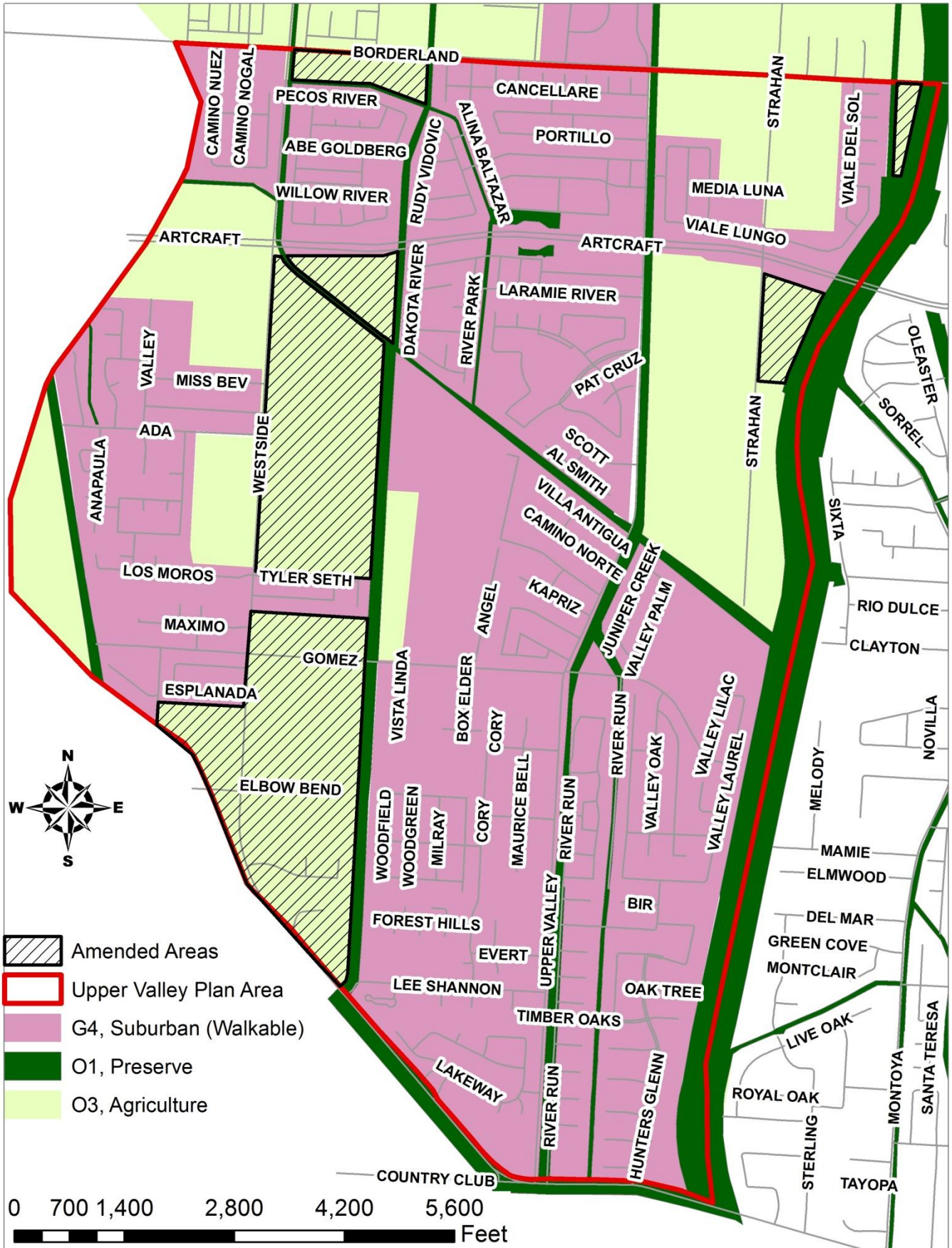
PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of the request to amend the Future Land Use designation for the subject properties.

Attachments

1. Current Future Land Use Map
2. Proposed Future Land Use Map
3. Letter in Opposition

Attachment 1: Existing Future Land Use Map





Canutillo Independent School District Board of Trustees

Excellence Through Integrity and Innovation

March 9, 2017

Larry F. Nichols

Director for Planning and Inspections
City Plan Commission
801 Texas Avenue
El Paso, TX 79901

Dear Mr. Nichols,

The Canutillo Independent School District welcomes growth as it will bring new families into our community, new students into our schools, and new businesses into our neighborhoods. We believe growth must occur in a planned and measured fashion in order to ensure there is sufficient infrastructure and resources to accommodate such expansion.

As a growing school district with concern for the well-being and quality of life of our students, CISD has taken strong interest in land development occurring within our district's boundaries. In order to operate our schools to their maximum potential, adequately plan for future growth in student population, and properly administer our transportation services, CISD will make continued efforts to have our concerns heard by leaders within the city, county, state and federal offices as well as within the development community who make decisions that will affect our district's operations and our students' daily lives.

As you will see in the following pages, CISD has always taken an active role regarding development.

CISD Resolutions on Development

In past years, CISD has passed several resolutions in regard to development: (1) regarding the comprehensive plan for El Paso, (2) another calling for safer development options, (3) calling for preservation of the historic Don Juan de Onate Trail, which runs through a portion of the school district.

The Canutillo ISD Board of Trustees passed a resolution on March 20, 2012 regarding the comprehensive plan for the City of El Paso, (Plan El Paso). It states that "Canutillo ISD objects to the proposed comprehensive plan for the City of El Paso to the extent that the plan would permit medium or high density land uses within the area in Canutillo ISD without adequate planning for traffic flow, transportation and utility requirements."

The Board of Trustees also stated it "supports the inclusion of regulations within (Plan El Paso) that preserve agricultural land uses, including ranch style development and low density large acreage lots through the use of conservation reserve type easements, restrictions regarding extension of utilities and other regulations that assure the preservation, in perpetuity, of family farms and suburban/agricultural land uses."

The third resolution regarding preservation of the historic Don Juan de Onate Trail, originally passed on March 25, 2014,

GO Canutillo

Street Address: 7965 Arroyo Rd • El Paso, TX 79902 | Mailing Address: P.O. Box 100 • Canutillo, TX 79826
Phone: (915) 877-7444 • Fax: (915) 877-7414 • www.canutilloisd.org

The Canutillo Independent School District does not discriminate on the basis of race, color, sex, age, gender, age, or handicap. A list of other prohibited bases of a protected classification services, activities and programs, including technical assistance, is provided.



Canutillo Independent School District Board of Trustees

Excellence Through Integrity and Innovation

and revised on Feb. 24, 2015, calls for the school district to “take a strong interest in and shall object to development along the Don Juan de Onate Trail that will adversely impact the character of the historic relevance of the Trail within the Canutillo community.”

Any proposed development along the Don Juan de Onate Trail, which runs along what today is Westside Drive, has the potential to contribute to an environment that will adversely affect preservation of the historic trail. UV 120 would have a significant area of land fronting Westside Drive.

Plan El Paso

Under the Plan El Paso comprehensive development plan that was adopted by the City of El Paso on March 6, 2012, the land for the UV120 development is marked as farmland on the existing land use map. The Plan’s future land use map has the UV120 land designated as O-3, which is an open space sector defined as:

“Active farmland in the Rio Grande Valley. Changes to City codes and policies may limit plat and utility approvals beyond the city limits in a coordinated effort to protect significant portions of farmland.”

Plan El Paso notes the community concerns under a section labeled Preserve the Valley, which states, “The Upper Valley has its own unique identity within El Paso which should be respected. The farmland, horse trails, and rural community character should be preserved.” The Plan also remarks that “as development pressure increases in the valley over time, a simple ‘no growth’ scenario is not likely to be practical. Growth will likely eventually come to the valley, and as such it should be planned for.”

Members of the Canutillo community have had the opportunity to contribute their opinions and concerns regarding the design of the UV 120 development through two charrettes and a public meeting held by the City Planning and Inspections staff and UV 120 developers. It is very clear from all the meetings that not one person expressed their support for the development as planned.

To help protect the unique heritage and identity of the Upper Valley, Plan El Paso calls for a “strategy for allowing development in the Upper Valley while preserving farmland, open space, and the rural character of the area.” The Plan’s design guidance states “as much irrigated farmland as possible should be retained for permanent use as commercial farms and rural homesteads.” This will be another large portion of traditional farmland lost to high density suburban development that cannot be replaced.

Land Zoning

The UV 120 project is located near the southwestern boundary of the Canutillo Independent School District. The land is located immediately south of Artcraft Road and east of Westside Drive. (See Attachment A.) Developers plan to build the 120-acre land parcel into a mixed-use community with single and multi-family residential units, retail, commercial,



Street Address: 7965 Artcraft Rd • El Paso, TX 79932 | Mailing Address: P.O. Box 100 • Canutillo, TX 79835
Phone (915) 877-7444 • Fax (915) 877-7414 • www.canutillo-isd.org

The Canutillo Independent School District does not discriminate on the basis of race, color, gender, age, disability, or to other prohibited practices in providing education services to its students. District officials are available to discuss this policy.



Canutillo Independent School District Board of Trustees

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and civic spaces. With a conditions release, UV 120 could have a housing density far above the current zoning condition placed on the property. Such a high density will bring an increase in traffic to what is now a quiet rural and suburban area along with all of the problems associated with large traffic flows.

The property consists of three parcels of land: a large 99.9-acre parcel; a 17.7-acre parcel; and a small 1.8-acre parcel. Both the 99.9-acre and 1.8-acre parcels are zoned P-R 1 C (planned residential with a condition). The 17.7 acre parcel is zoned R-F (ranch – farm). The zoning of 99.9-acre and 1.8-acre parcels was changed from R-F to P-R 1 C on July 31, 2007, with a condition that stipulates, “that the density shall not exceed 2.5 dwelling units per gross acre.” (See Attachment B.)

Title 20 of the El Paso Municipal Code defines the P-R 1 zoning as follows:

“Planned developments that create a superior living environment through unified planning and building at lower residential densities; encourage a variety in housing needed to meet changing housing demands; provide adequate community facilities well-located with respect to needs; protect the natural beauty of the landscape; encourage preservation and more efficient use of open space; offer an opportunity for design flexibility; and encourage innovation which may result in improved relationships between uses of different types and between land uses and transportation facilities.”

There are several zoning designations applied to the lands immediately surrounding the UV 120 development that show compliance with the Plan.

North - Zoned R-2 A C, with a condition requiring the gross residential density shall not exceed 3.8 units per acre. (See Attachment C.)

East - Zoned R-3 A and R-2 C, with the R-2 C zoning carrying the stipulation that gross density shall not exceed 2.5 dwelling units to the acre. (See Attachment D.)

South - Zoned R-2 C with a condition calling for the density to be restricted to 2.5 units per acre and that the property owner provide a 10-foot pedestrian pathway connection to the Stevens lateral and install plants and trees along Tyler Seth and Westside Drive. (See Attachment E.)

With these concerns in mind, CISD takes a position of supporting the current zoning conditions with low density development. Upholding the Board resolutions previously mentioned, CISD will continue to promote development that provides a safe and supportive environment for the district’s students as well as preserving the open space and character of the farmland along the Don Juan de Onate Trail. Please join us in maintaining the integrity of the original Northwest Upper Valley Plan and preserving the character of the Valley.

Respectfully,

Canutillo ISD Board of Trustees

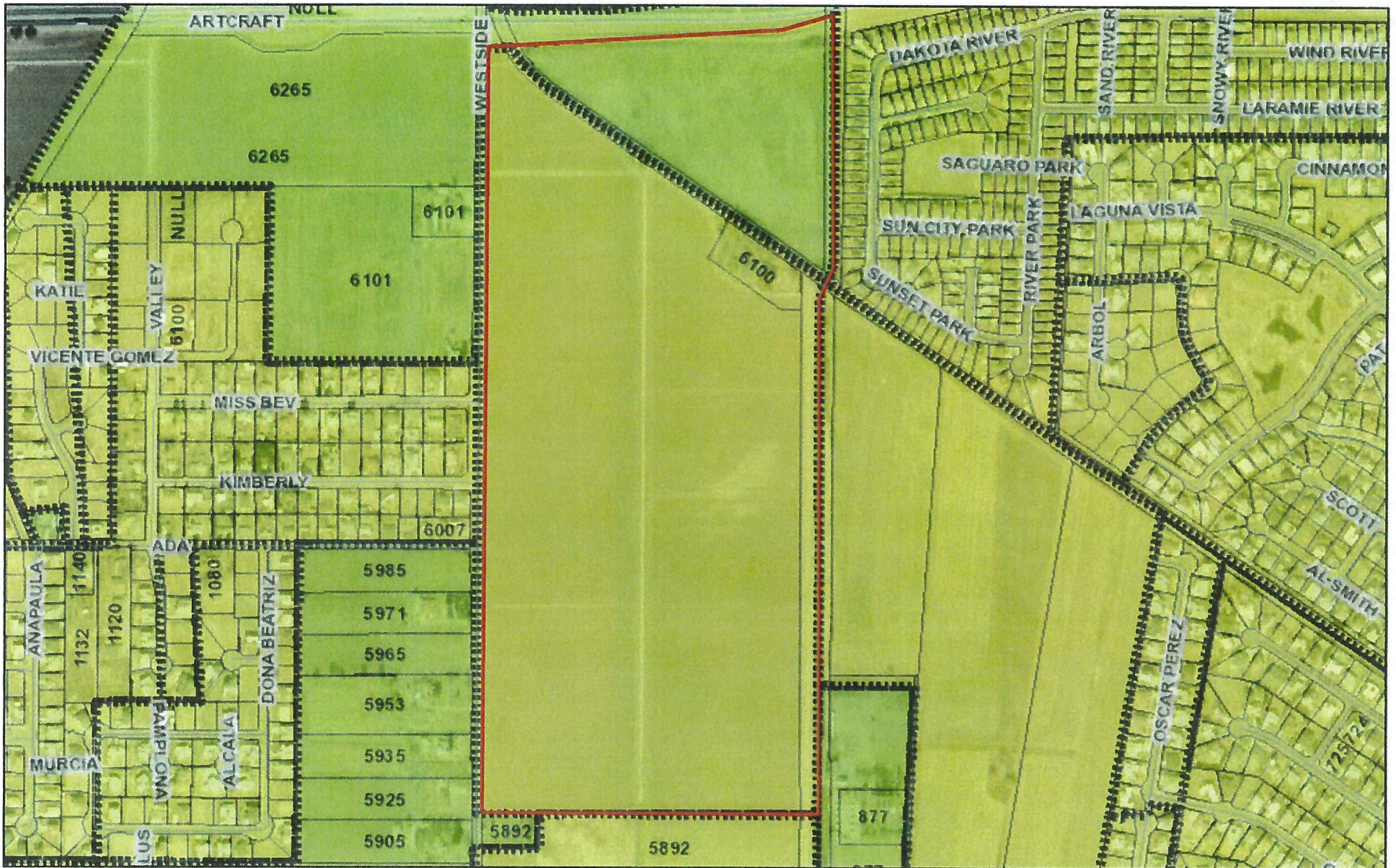


Street Address: 7965 Arcraft Rd • El Paso, TX 79932 | Mailing Address: P.O. Box 100 • Canutillo, TX 79835

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The Canutillo Independent School District does not discriminate on the basis of race, color, national origin, gender, age, disability, or any other protected status. If you have any questions regarding our policies or procedures, please contact the District Office at (915) 877-7444.

UV120

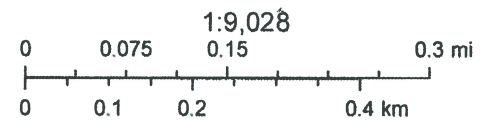


June 24, 2015

— User drawn lines

□ Zoning Label

□ Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

Attachment B

1181

ORDINANCE NO. 016704

AN ORDINANCE CHANGING THE ZONING OF TRACT 1H AND 1H1, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) DISTRICT TO P-R I/C (PLANNED RESIDENTIAL/CONDITION) DISTRICT, AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 1H and 1H1, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from R-F (Ranch and Farm) District to P-R I/c (Planned Residential/condition) District, within the meaning of the zoning ordinance, 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 density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: "That the density shall not exceed 2.5 dwelling units per gross acre."

PASSED AND APPROVED this 31st day of July, 2007.

THE CITY OF EL PASO



John F. Cook
Mayor

CITY CLERK DEPT.
07 JUN 26 AM 9:05

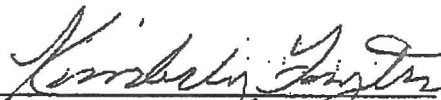
ATTEST:


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:


Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


Kimberly Forsyth, Senior Planner
Development Services Department

Attachment C

BRE

ORDINANCE NO. 15560

AN ORDINANCE CHANGING THE ZONING OF ALL OF TRACTS 1F, 3B, 3B1A AND 3C, AND PORTIONS OF TRACTS 1J, 1J1 AND 1K, BLOCK 10, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS (ARTCRAFT ROAD AND WESTSIDE DRIVE) FROM R-F (RANCH-FARM) TO R2-A (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY IS AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *Tracts 1F, 3B, 3B1A and 3C, and portions of Tracts 1J, 1J1 and 1K, Block 10, UPPER VALLEY SURVEYS, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from R-F (Ranch-Farm) to R2-A (Residential) within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning from R-F (Ranch-Farm) to R-2(A) (Residential) in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

1. *Gross residential density shall not exceed 3.8 units to the acre*
2. *Restrict the lot size for the lots abutting any property fronting Borderland to no less than 10,000 square feet*

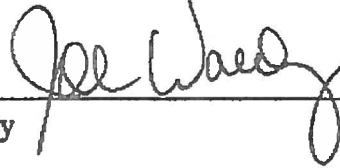
These conditions runs with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be

Attachment C

benefited thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this 16th day of September 2003.

THE CITY OF EL PASO



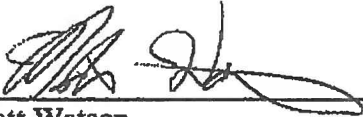
Joe Wardy
Mayor

ATTEST:



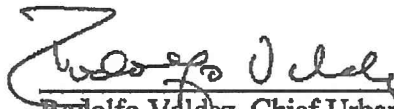
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

20-03017

1 in. = 100 ft

Attached

PROPERTY DESCRIPTION

Being all of Tracts 16, 30, 381A and 30, and portions of Tracts 14, 141, and 1K, Block 10, Upper Valley Survey, in the City of El Paso, El Paso County, Texas, being more particularly described as follows:

COMMENCING at a railroad spike found at the centerline intersection of Borderland Road and Westside Road; THENCE with the centerline of Westside Road South 01°45'00" West a distance of 436.39 feet to a point; THENCE leaving said centerline North 88°15'00" West a distance of 70.00 feet to a 5/8" rebar with cap set on the Northwest corner of Tract 30 being the POINT OF BEGINNING;

THENCE with the North boundary line of said Tract North 89°01'00" East a distance of 988.20 feet to a 5/8" rebar with cap set on the Northwest corner of Tract 30;

THENCE with the North boundary line of said Tract South 79°28'00" East a distance of 55.80 feet to a 5/8" rebar with cap set;

THENCE with said boundary line South 72°16'00" East a distance of 668.61 feet to a 5/8" rebar with cap set on the Northeast corner of Tract 30;

THENCE with the East boundary line of said Tract South 17°43'58" West a distance of 725.02 (726.20-Plat) feet to a 5/8" rebar with cap set on the boundary line of Tract 1F;

THENCE with said boundary line South 00°00'00" East a distance of 43.80 feet to a 5/8" rebar with cap set on the common boundary line of Tracts 1F and 1F2;

THENCE with said boundary line North 89°56'00" West a distance of 361.50 feet to a 5/8" rebar with cap set;

THENCE with said boundary line South 00°00'00" East a distance of 361.50 feet to a 5/8" rebar with cap set on the common boundary line of Tracts 1F2 and 1K;

THENCE with said boundary line South 89°58'00" East a distance of 361.50 feet to a 5/8" rebar with cap set on the Northeast corner of Tract 1K;

THENCE with the East boundary line of said Tract South 00°00'00" East a distance of 451.26 feet to a 5/8" rebar with cap set on the Northern right-of-way line of Aircraft Road (State Highway 178);

THENCE with said right-of-way line South 78°08'38" West a distance of 419.31 feet to a 5/8" rebar with cap set;

THENCE with said right-of-way line South 59°06'26" West a distance of 141.80 feet to a 5/8" rebar with cap set;

THENCE with said right-of-way line South 89°15'51" West a distance of 938.12 feet to a 5/8" rebar with cap set on the West boundary line of Tract 1J;

THENCE with said boundary line North 01°13'00" West a distance of 84.03 feet to a 5/8" rebar with cap set;

THENCE with said boundary line North 89°52'00" West a distance of 20.00 feet to a 5/8" rebar with cap set;

THENCE with said boundary line North 00°08'00" East a distance of 315.00 feet to a 5/8" rebar with cap set;

THENCE with said boundary line North 01°45'00" East a distance of 889.98 feet to a inaccessible corner in a drainage ditch on the common boundary line of Tracts 1F and 3B2;

THENCE with said boundary line South 88°15'00" East a distance of 154.50 feet to a 5/8" rebar with cap set on the common boundary line of Tracts 3B and 3B2;

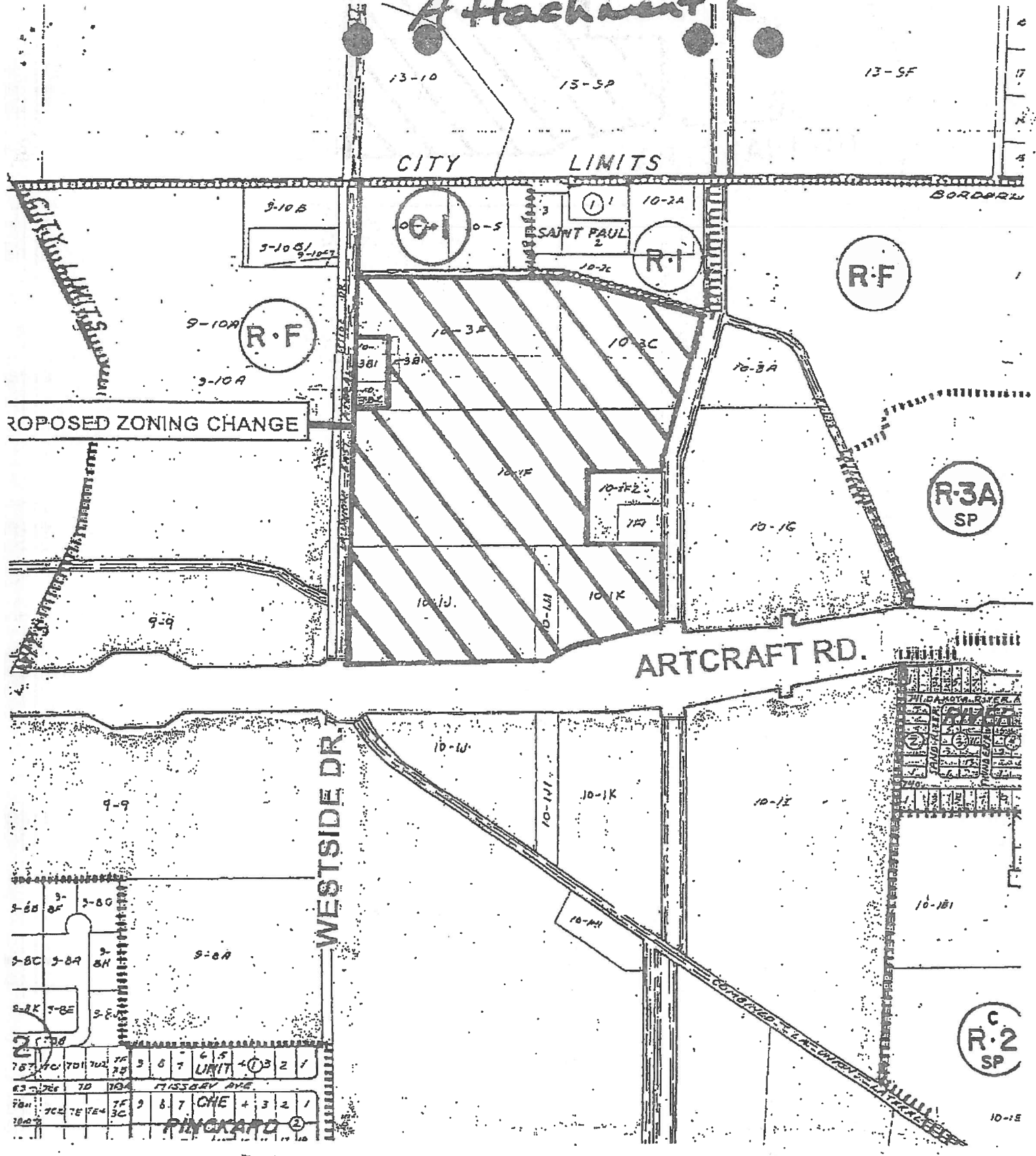
THENCE with said boundary line North 01°45'00" East a distance of 333.00 feet to a 5/8" rebar with cap set on the boundary line between Tract 30 and Tracts 3B1 and 3B1A;

THENCE with the boundary line between Tract 3B and Tract 3B1 North 89°15'00" West a distance of 154.50 feet to a 5/8" rebar with cap set on the boundary line of Tract 3B;

THENCE with said boundary line North 01°45'00" East a distance of 311.00 feet to the POINT OF BEGINNING containing 61.458 acres, or 2,677,130 square feet.

CRAFT ROAD (STATE HIGHWAY 178)

Attachment C



↑	SCALE	GENERAL LOCATION	CASE NUMBER
NORTH	1"=600'	MAP	ZC-03017

Attachment D

ORDINANCE NO. 016581

AN ORDINANCE CHANGING THE ZONING OF TRACTS 10, 102, 103, 104, 105, 106, 107, 108, 109, 1P1, 1P3, 1Q, 1Q2, 1Q3, 1Q4, 1Q5, 1Q6, 1D1, 1D1A, 1D1B, 1D1C, 1D1E, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL), AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 *Tracts 10, 102, 103, 104, 105, 106, 107, 108, 109, 1P1, 1P3, 1Q, 1Q2, 1Q3, 1Q4, 1Q5, 1Q6, 1D1, 1D1A, 1D1B, 1D1C, 1D1E, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from R-F (Ranch and Farm) to R-2 (Residential), within the meaning of the zoning ordinance, 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 conditions which are necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City:

- *The gross density shall not exceed 2.5 dwelling units to the acre.*
- *A traffic impact study is required as part of any subdivision application(s) submitted for the subject property.*

PASSED AND APPROVED this 13th day of March, 2007.

THE CITY OF EL PASO

John F. Cook
John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Fred R. Lopez
Fred R. Lopez, AICP, Lead Planner
Development Services Department

CITY CLERK DEPT.
07 FEB 22 AM 10:13

Attachment E

110

ORDINANCE NO. 016702 CITY CLERK DEPT.

07 JUN 26 AM 9:00

AN ORDINANCE CHANGING THE ZONING OF TRACTS 1L1, & 1L2, BLOCK 10, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH-FARM) DISTRICT TO R-2 (RESIDENTIAL/CONDITION) DISTRICT, AND IMPOSING CONDITIONS. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.68 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 *Tracts 1L1, & 1L2, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas*, be changed from R-F (Ranch/Farm) District to R-2/c (Residential/condition) District, within the meaning of the zoning ordinance, 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 conditions which is necessitated by and attributable to the increased density of use generated by the change of zoning in order to protect the health, safety and welfare of the adjacent property owners and the residents of this City: *"That the density be restricted to 2.5 units per acre, and that the property owner provide a 10' pedestrian pathway connection to the Stevens lateral and plants trees along Tyler Seth and Westside Drive."*

PASSED AND APPROVED this 31st day of July, 2007.

THE CITY OF EL PASO

John F. Cook
John F. Cook
Mayor

ATTEST:

Richarda Duffy Momsen
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:


Kimberly Forsyth
Kimberly Forsyth, Senior Planner
Development Services Department

Attachment F

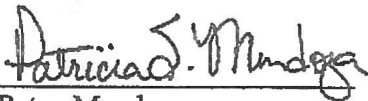
matters. Without proper review and comment from citizens, this action is unreasonable and effectively disenfranchises citizens of the District.

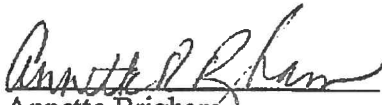
4. CISD opposes the construction identified in this resolution and requests that this construction and development be reconsidered and evaluated with proper community input.

RESOLVED, PASSED, ADOPTED AND APPROVED this 7th day of May, 2013.


Armando Rodriguez
President, Board of Trustees

ATTEST:


Patsy Mendoza
Secretary, Board of Trustees


Annette Brigham
Interim Superintendent

[SEAL]



Items Related to Northwest Upper Valley Plan

Planning & Inspections Department

- 1. Create an Environment Conducive to Strong Sustainable Economic Development**
- 3. Promote the Visual Image of El Paso**
- 8. Nurture and Promote a Healthy, Sustainable Community**

City Plan Commission: Recommend Approval April 6, 2017



Requested Actions

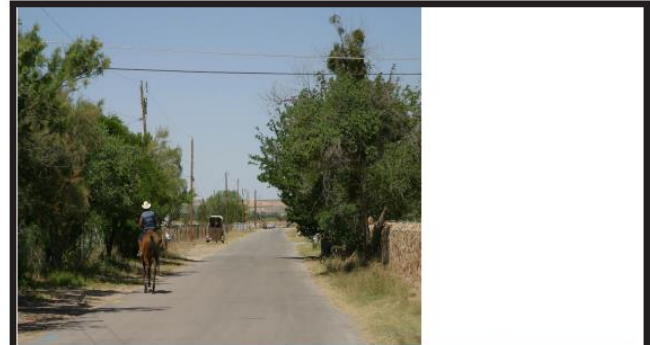
- Amendment to Northwest Upper Valley Plan policy recommendations
- Amendment to Future Land Use Map
- Condition release & replacement



Northwest Upper Valley Plan

- 2002-2003: First R-2A/R-3A developments approved
- Sept. 2003: City Council directs staff to create plan for NWUV
- Jan. 13, 2004: Plan adopted as a study area plan in *The Plan for El Paso*
- Mar. 6, 2012: Adoption of *Plan El Paso*: “[study area plans] will remain in effect except for any provisions that may conflict with this new plan, until such times as the plans are amended or repealed by the City Council.”
- Feb. 27, 2017: Plan amendment public meeting held (Canutillo HS)
- April 7, 2017: City Plan Commission approval

Northwest Upper Valley Plan



Approved by the City Council:
January 13, 2004



NWUV Plan Amendment

Current NWUV Policy

- 2.5 d.u./ac. restriction on future development
 - No open space dedication/preservation requirement
 - Reduction in open space/ag. uses from 56% to 26%

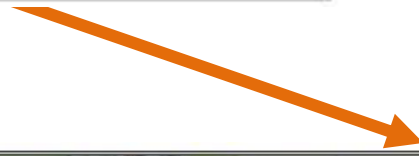
Amendment to NWUV Policy

- Remove 2.5 du/ac restriction
- Add 30% open space requirement
 - Inclusive of parkland dedication
 - Open space “maintained in perpetuity”
 - Density restricted by zoning

Purpose of Amendment

- Better meet the intent & goals of the plan
- *Plan El Paso* goals & policies
 - Cluster development principles

NWUV Plan Amendment





Future Land Use Map Amendment

From:

O-3, Agriculture: Active farmland in the Rio Grande Valley.

To:

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



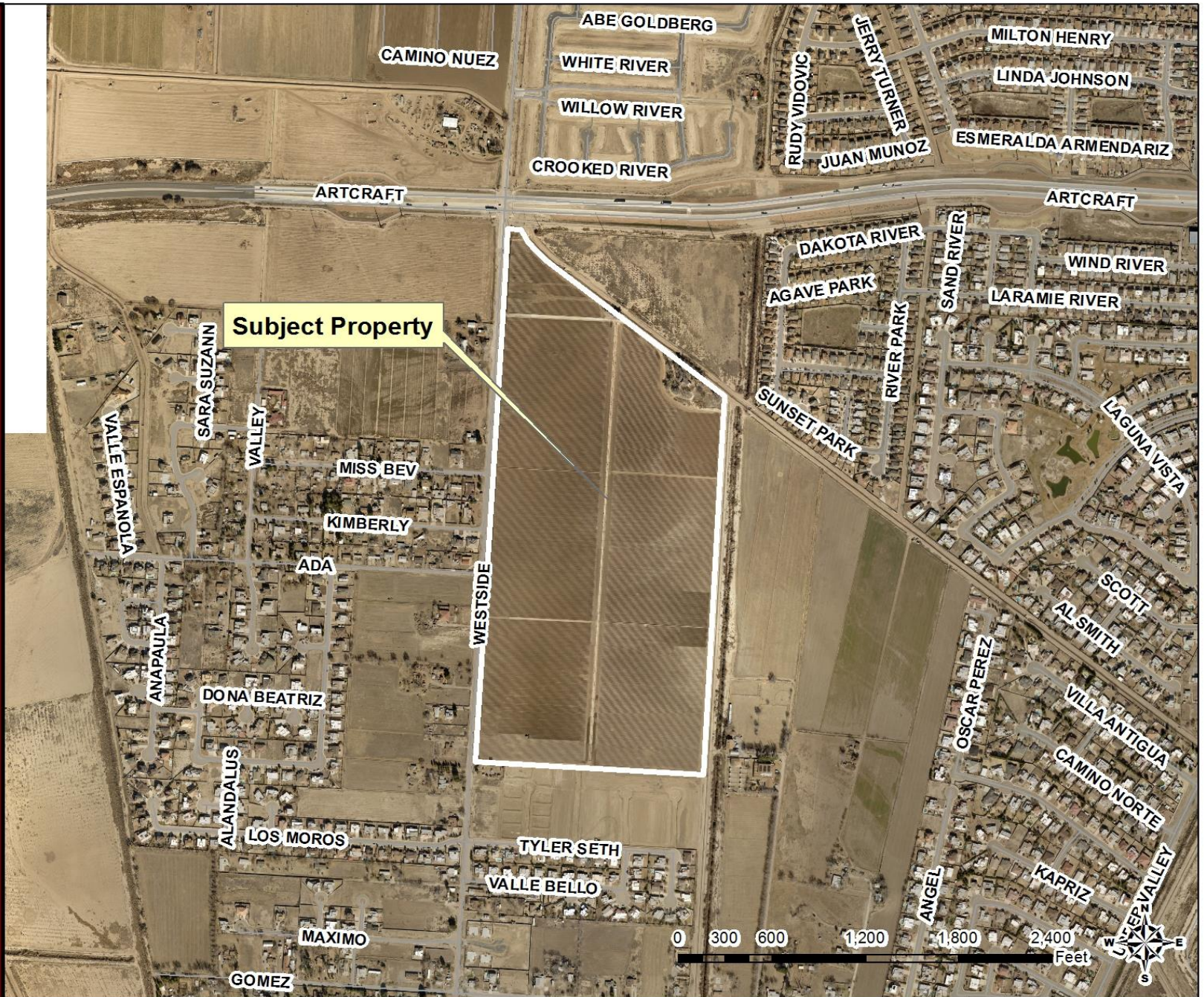
Condition Release & Replacement

- Condition used to enforce NWUV Plan policy recommendations
- Current Condition: 2.5 du/ac residential density restriction

Proposed Condition:

1. *In accordance with the NW Upper Valley Plan, new development on the subject property shall provide and make provision to maintain at least 30% of the net developable area of the development as open space, inclusive of any parkland dedication requirement. This provided open space shall serve a clear function, such as preservation of natural landscape, vegetation or unique features, agricultural production, or functional recreational spaces. Such space shall be preserved via deed restriction or public dedication, and maintained in perpetuity by a homeowner's association, land trust, or other nonprofit organization, or the municipality. This open space shall be distributed in a manner that provides scenic, agricultural, or recreational value to residents.*

PZCR16-00006





"Delivering Outstanding Services"



Requested Actions

- Amendment to Northwest Upper Valley Plan policy recommendations
- Amendment to Future Land Use Map
- Condition release & replacement

Development Scenario



Zoning District	R-1
Total Units	76
Total Acreage	47
Density	1.61
Park Acres	0
Open Space Acres	0
ROW Acres	8.3
Average Lot Acreage	.5
ROW Percent	17.7%
Parks+Open Space Percent	0.0%

Development Scenario



Zoning District	R-1
Total Units	102
Total Acreage	47
Density	2.17
Park Acres	1.0
Open Space Acres	14.1
ROW Acres	8.3
Average Lot Acreage	.23
ROW Percent	17.7%
Parks+Open Space Percent	32.1%