

**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  
Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 1

**SUBJECT:**

An Ordinance amending a condition imposing a maximum density of 2.5 dwelling units per gross acre, placed on property by Ordinance No. 16704 which changed the zoning from R-F (Ranch and Farm) to PR-I/c (Planned Residential/ Conditions) for Lot 1-H-1, Block 10, Upper Valley, City of El Paso, El Paso County, Texas; and Lot 1-H, Block 10, Upper Valley, City of El Paso, El Paso County, Texas; 6100 Westside Drive. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Property Owner: GE Land Development Corporation. PZCR16-00006 (**District 1**)

**BACKGROUND / DISCUSSION:**

On April 6, 2017, the CPC reviewed and recommended approval of the conditions release.

**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 RELEASING A CONDITION IMPOSING A MAXIMUM DENSITY OF 2.5 DWELLING UNITS PER GROSS ACRE, FOR LOT 1-H AND 1-H-1, BLOCK 10, UPPER VALLEY, CITY OF EL PASO, EL PASO COUNTY, TEXAS LOCATED AT 6100 WESTSIDE DRIVE. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.**

**WHEREAS**, the zoning of the land described as Lot 1-H and 1-H-1, Block 10, Upper Valley, City of El Paso, El Paso County, Texas; 6100 Westside Drive, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, was rezoned by Ordinance No. 16704 as approved by City Council on July 31, 2007 attached as Exhibit "B"; and

**WHEREAS**, the rezoning was subject to certain zoning conditions, and

**WHEREAS**, placement of such conditions were necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

**WHEREAS**, the owner (applicant) submitted an application requesting the removal of the condition imposing a maximum density requirement of 2.5 dwelling units per gross acre in order to replace it with a standard that better meets the intent of the Upper Valley Plan; and,

**WHEREAS**, a public hearing regarding removal of the condition was held before the City Plan Commission, and the Commission recommended approval of the release of all conditions; and,

**WHEREAS**, the City Council of the City of El Paso has determined that the release of all conditions will protect the best interest, health, safety, and welfare of the public in general.

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

That the density restriction condition imposed by Ordinance No. 16704 as approved by City Council on July 31, 2004, on the portion of land identified in Exhibit "A" be released and replaced by the following standard:

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.

**ORDINANCE NO. \_\_\_\_\_**

17-1007-1947 | 666507\_2  
6100 Westside Drive  
KMN

**PZCR16-00006**

The condition to be released is identified in Exhibit "B."

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.


**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leeser  
Mayor

**ATTEST:**

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Omar A. De La Rosa  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Larry F. Nichols  
Planning and Inspections Department

**ORDINANCE NO.** \_\_\_\_\_

17-1007-1947 | 666507\_2

6100 Westside Drive

KMN

**PZCR16-00006**

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

6100 Westside Road  
101.8845 ACRES

Description of a parcel of land being Tracts 1-H and 1-H-1, Block 10, Upper Valley Surveys, El Paso County, Texas, as shown on map of said Block 10 by JW Carter and dated February 1930, on file at the El Paso Central Appraisal District, and also being that same parcel recorded in book 608, page 618, El Paso County Clerks Records, and described as follows;

Beginning at an existing TX-DOT aluminum cap highway marker found on the south ROW line of Arcraft Road (variable width ROW), and marking the southeasterly corner of Tract 1-H-2, said Tract described in book 3203, page 2026, and also lying on the southeasterly ROW line of the La Union Lateral, and being the "Point Of Beginning";

Thence, with said southeasterly ROW line of the La Union Lateral, South 23°46'17" East a distance of 13.36' to a 5/8" rebar with cap stamped "5372" set at an angle point;

Thence, continuing with said southeasterly ROW line of the La Union Lateral, South 39°16'00" East a distance of 175.00' to a 5/8" rebar with cap stamped "5372" set an angle point;

Thence, continuing with said southeasterly ROW line of the La Union Lateral, South 55°23'49" East a distance of 1517.68' to a 5/8" rebar with cap stamped "5372" set at the northeasterly corner of this parcel;

Thence, leaving said southeasterly ROW line of the La Union Lateral, and along the westerly ROW line of the Stevens lateral (40' wide), South 00°02'00" East a distance of 2532.70' to a 5/8" rebar with cap stamped "5372" set at the southeasterly corner of this parcel from whence a rebar with cap stamped "landmark" found lies South 00°02'00" East a distance of 505.00';

Thence, leaving said westerly ROW line of said Stevens Lateral, and with the common tract line of this parcel and Tract 1-L-2 (recorded in Instrument # 20070015597), North 89°50'00" West a distance of 1465.41' to a fence post found at the southwesterly corner of this parcel and lying on the east ROW line of Westside Road (50' ROW) from whence a 5/8" rebar found lies South 00°08'00" West a distance of 505.00';

Thence, along said east ROW line of Westside Road, North 00°08'00" East a distance of 3538.39' to a 5/8" rebar with cap stamped "5372" set at the southwest corner of said Tract 1-H-2;

Thence, with the common tract line of this parcel and said Tract 1-H-2, South 89°46'20" East a distance of 90.34' to the "Point Of Beginning" and containing 4,468,091 sq. ft. or 101.8845 acres.

Based on a field survey performed under my supervision and dated June 12, 2015 and updated on August 11, 2016.

  
John A Eby, Texas R.P.L.S. 5372 NM PLS 17779

Paso Del Norte Surveying Inc. TBPLS FIRM #10001200  
13998 Bradley Road  
El Paso, TX. 79938  
915-241-1841



EXHIBIT "B"

ATTACHMENT 4: ORDINANCE NO. 8848, DATED NOVEMBER 11, 1986

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 1/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 1/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 31<sup>st</sup> day of July, 2007.

THE CITY OF EL PASO

[Signature]  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 JUN 26 AM 9:05

ATTEST:

[Signature]  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

[Signature]  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]  
Kimberly Forsyth, Senior Planner  
Development Services Department

Ord:ZON07-00033 ORD

ORDINANCE NO. 016704

Zoning Case No: ZON07-00033

PZCR16-00006

8

March 1, 2017

ORDINANCE NO. \_\_\_\_\_

17-1007-1947 | 666507\_2

6100 Westside Drive

KMN

PZCR16-00006

## MEMORANDUM

**DATE:** April 20, 2017

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

**FROM:** Anne Antonini, Senior Planner

**SUBJECT:** PZCR16-00006

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The City Plan Commission (CPC) on April 6, 2017, voted 7-0 to recommend **APPROVAL** of the release of a condition imposing a maximum density of 2.5 dwelling units per gross acre, placed on the property by Ordinance No. 16704, dated July 31, 2007. The applicant wishes to replace the maximum density requirement with a standard that better meets the intent of the Upper Valley Plan. **The proposed amended condition is as follows:**

- 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.*

The CPC found that the condition release and amendment is in conformance with Plan El Paso. The CPC also determined that the condition release and amendment protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the condition release and amendment will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Planning Division has received five letters in opposition to the request.

**Property Owner:** GE Land Development Corporation  
**Representative:** Joseph Nestor

**Attachments:**  
Staff Report



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** PZCR16-00006  
**Application Type:** Zoning Condition Release  
**CPC Hearing Date:** April 6, 2017 (postponed from March 23, 2017)  
**Staff Planner:** Anne Antonini, 915-212-1814, [antoniniam@elpasotexas.gov](mailto:antoniniam@elpasotexas.gov)

**Location:** 6100 Westside Drive  
**Legal Description:** Lot 1-H-1, Block 10, Upper Valley Survey, City of El Paso, El Paso County, Texas; and Lot 1-H, Block 10, Upper Valley Survey, City of El Paso, El Paso County, Texas; 6100 Westside Drive

**Acreage:** 101 - acre  
**Rep District:** 1  
**Zoning:** PR-I (Planned Residential I)  
**Existing Use:** Agricultural  
**C/SC/SP/ZBA/LNC:** Conditions: Ordinance No. 16704, dated July 31, 2007  
**Request:** To release a condition imposing a maximum density of 2.5 dwelling units per acre

**Proposed Use:** Single Family Residential, Multi-family residential, and civic

**Property Owner:** GE Land Development  
**Representative:** Joseph Nester

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F (Ranch Farm) / Vacant; R-2A/c (Residential/conditions) / Single Family under construction  
**South:** R-2/c (Residential/conditions) / Single Family  
**East:** R-F (Ranch Farm) / Agricultural; R-2/c (Residential/conditions) / Agricultural  
**West:** R-F (Ranch Farm) / Agricultural; R-2/c (Residential/conditions) / Single Family

**PLAN EL PASO DESIGNATION:** O-3, Agricultural and O-1, Preserve (Upper Valley Plan Area)  
**NEAREST PARK:** Amber Sun Park (3,853 feet)  
**NEAREST SCHOOL:** Garcia Elementary (5,495 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Upper Valley Improvement Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on February 22, 2017. The Planning Division has received one phone call in inquiry and three letters in opposition to the condition release request. A public meeting was held on February 27, 2017 for this request and the two related requests, and thirteen members of the public attended.

### **CASE HISTORY**

On July 31, 2007, City Council approved the rezoning request for the subject property from R-F (Ranch and Farm) to P-R I/C (Planned Residential/Condition) and imposed Ordinance No. 16704 (see Attachment 4) summarized as follows:

*Condition #1: That the density shall not exceed 2.5 dwelling units per gross acre.*

This condition remains in effect, and it is the condition that the applicant is seeking to amend.

## **APPLICATION DESCRIPTION**

The applicant is requesting to redevelop the subject property into a clustered, mixed-use community. This will require the release of the condition that imposes the density limit on the subject property. The applicant proposes that it be replaced with a requirement that thirty percent of the subject property be set aside as permanent open space. In a separate application, the applicant is requesting that the same 2.5 du/ac density limit in the Upper Valley Plan be replaced with the same 30% open space reserve requirement as requested in this application.

In the proposed Upper Valley Plan Amendment, open space is described as follows:

*4. Provided open space should serve a clear function, such as preservation of natural landscape, vegetation, or unique features, agricultural production, or functional recreational spaces.*

In addressing the preservation of agricultural lands within the city of El Paso, the City's Comprehensive Plan, Plan El Paso, specifically states that a standard of 2.5 dwelling units per acre will not preserve open space or farmland as the Upper Valley Plan intends:

*The Save the Valley initiative helped to pass a master plan amendment limiting new construction in the upper valley to a density of 2.5 dwelling units per acre. At a maximum build-out, however, this restriction to low-density, spread out development has the inadvertent potential to accelerate the destruction of rural and farmland areas for the development of moderately larger lots (Chapter 2, Urban Design—Westside: Upper Valley Development, p. 2.46).*

*[T]his will likely result in the subdivision of entire sites into private individual lots, leaving no meaningful open space or landscape being preserved. The unfortunate result would be the creation of suburban subdivisions similar to those constructed in recent decades throughout El Paso, and a loss of the farmland and open space that give the valley its unique character (Chapter 2, Urban Design—Westside: Community Concerns, p. 2.40)*

Plan El Paso instead advises that cluster development be encouraged to ensure that growth is accommodated while significant open space and agricultural land is preserved in the Upper Valley:

*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. 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. One solution that allows for growth but still preserves the character and working landscape of the valley is to incentivize clustered developments. Clustering is the locating of housing at a higher density on just a part of a site, thereby preserving open space and working landscapes on the remainder of the site (Chapter 2, Urban Design—Westside: Community Concerns, p. 2.40).*

*General Recommendations:*

*A. Development should be clustered into compact neighborhoods, preserving farmland and open space in perpetuity (Chapter 2, Urban Design—Westside: Upper Valley Development, p. 2.46).*

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the condition release request, as the proposed amended condition better achieves that stated intent of the Upper Valley Plan and Plan El Paso than does the current density limit of 2.5 dwelling units per acre.

The recommended conditions are as follows:

- 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.*

~~2. In accordance with the NW Upper Valley Plan, multi-use non-motorized pathways shall be provided along West Side Drive to allow for the safe passage of horses, cyclists, and pedestrians.~~

### **Plan El Paso- Future Land Use Map Designation**

All applications for a condition release review shall demonstrate compliance with the following criteria:

O3, Agriculture: 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.

The purpose of the P-R 1 / c (Planned Residential / conditions) is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at lower residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; and to offer an opportunity for design flexibility and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

### **COMMENTS:**

#### **Planning and Inspections Department - Planning Division**

1. Provide eight hard copies of the General Concept Plan with a minimum size of 11 x 17 and one 8.5 x 11" copy
2. Label site plan to indicate that it is a General Concept Plan.
3. Indicate on the General Concept Plan the general features of the proposed development, what sorts of buildings are proposed and the way they would likely occupy the lots.
4. Provide the legal description of the subject property
5. Show the entire property to which the application pertains, with dimensions shown for the length, width and square footage of the lot(s).
6. Indicate which streets are existing and proposed.
7. Per the application checklist, an architect or engineer's stamp is required for a General Concept Plan.

#### **Texas Department of Transportation**

Requestors need to submit grading and drainage plans to TxDOT for review and approval. There is no room for Access to Artcraft and does not meet spacing criteria.

Have requestor or their representative contact me [Margarita Montes] so I can provide them necessary Forms and requirements for approval.

#### **Planning and Inspections Department – Plan Review and Landscaping Division**

No objections to proposed condition release

#### **Planning and Inspections Department – Land Development**

1. No objections to proposed zoning condition release.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

#### **Fire Department**

*Recommend approval.*

### **Police Department**

PD has no issues with this request.

### **Sun Metro**

Sun Metro does not oppose this request. Recommends coordination with Sun Metro as Route 16 provides services along Westside Dr. and has a bus stop at Westside Dr./Kimberley.

### **El Paso Water Utilities**

We have reviewed the request described above and provide the following comments:

1. EPWater does not object to this request.

#### **Water:**

2. There is an existing 12-inch diameter water main along Westside Drive located approximately 7' west of the eastern property line. Approximately 570' north of Miss Bev Avenue, this main enlarges to 16-inch diameter water main to Artcraft Road. This water main is available for main extensions.
3. Previous water pressure from fire hydrant #6301 located at Westside Drive, 1800' north of Gomez, has yielded a static pressure of 72 psi, a residual pressure of 40 psi, and a discharge of 1,186 gallons per minute.

#### **Sanitary Sewer:**

4. There is an existing 15-inch diameter sanitary sewer main along a 20' PSB Easement located east of and parallel to Westside Drive. This sewer main dead ends approximately 400-feet North of Miss Bev Avenue. This main is available for service.
5. Owner is to grade property to allow sanitary sewer by gravity towards Westside Drive.

#### **Stormwater:**

We have reviewed the property described above and provide the following comments:

CPC Case Distribution: PLCP16-00003 & PZCR16-00006 (6100 Westside Dr.)

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance (question 15).
2. At the improvement plan stage, provide protection to the property from all offsite stormwater runoff that may have an adverse impact on any improvements.
3. The developer shall be responsible for the additional stormwater runoff generated by the proposed Subdivision, and must ensure that the historic runoff volume, peak and duration are maintained.
4. EPW-Stormwater Engineering recommends using principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

### **Texas Gas Service:**

Texas Gas Service has existing natural gas services within the above-referenced area from an existing gas main installed on Westside Dr.; Texas Gas Service does not foresee any issues in the construction of this project and has no objections to the proposed project limits; also, Texas Gas Service requires that all streets be public right-of-way and have dedicated utility easements. It is the consultant and/or surveyor to illustrate the lines on the plans and to notify Texas Gas Service if the proposed improvements will be in conflict with our existing facilities. It is the contractor responsibility to call for line spots before digging.

Mainline extensions, retirements, relocations or new service line requests would need to be directed to our Customer Development Department at [elpasonewbusiness@txgas.com](mailto:elpasonewbusiness@txgas.com). The actual cost and points of service will be determined upon review of the final site plan and required gas capacity. The developer and/or customer will be responsible for

any fees, cost of construction, permitting, etc. that will be incurred to extend and provide gas service.

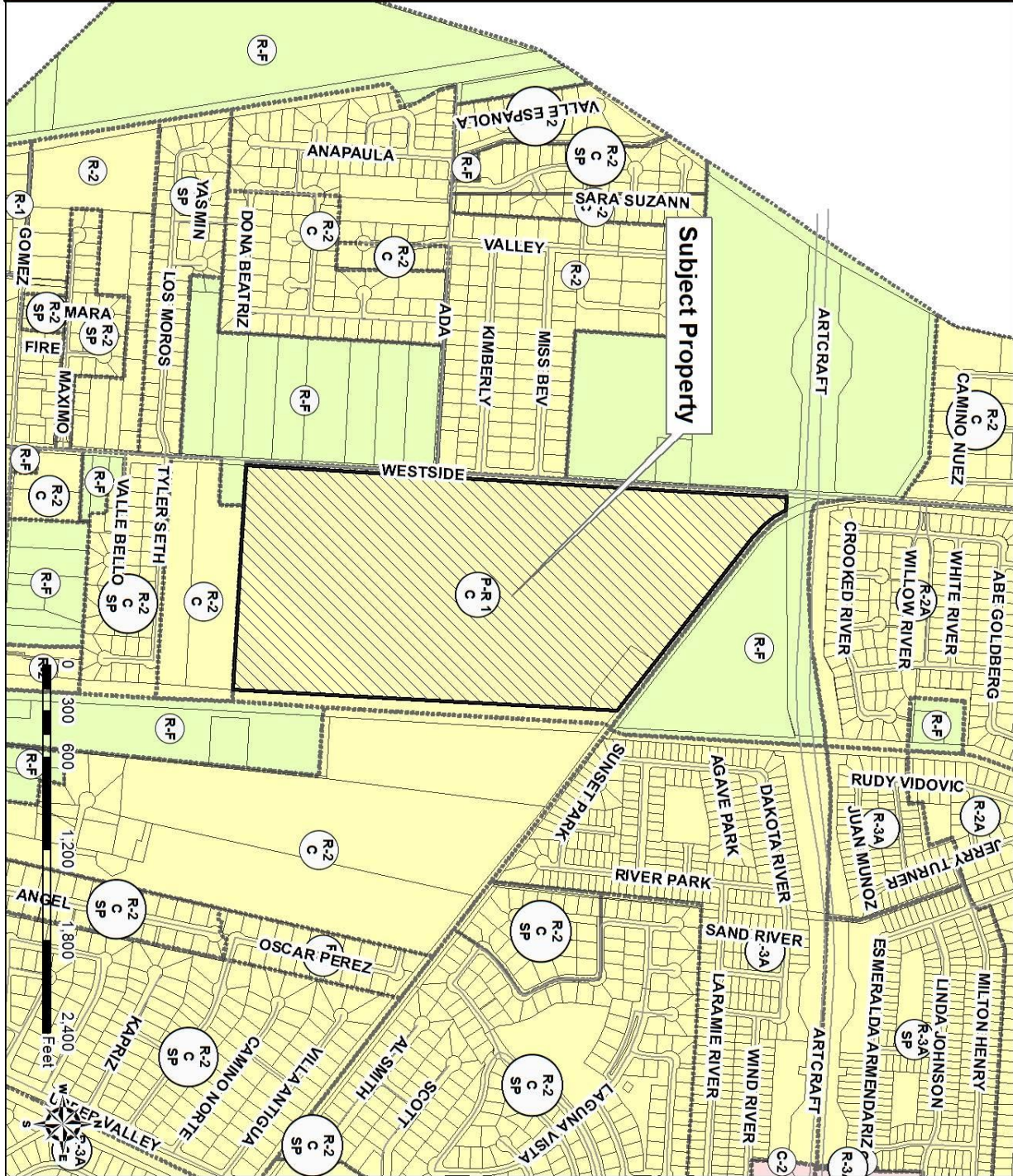
This letter is not a binding agreement but merely an understanding of the terms and conditions in connection with the proposed project. The terms of agreement will be set forth in the final written contract, if any, and executed by Texas Gas Service. Should you have any questions and/or comments, please refer them to the undersigned at (915) 680-7366 or [laura.ruiz@onegas.com](mailto:laura.ruiz@onegas.com).

**Attachments**

1. Zoning Map
2. Aerial Map
3. Conceptual Site Plan
4. Ordinance No. 16704, dated July 31, 2007
5. Opposition Letters

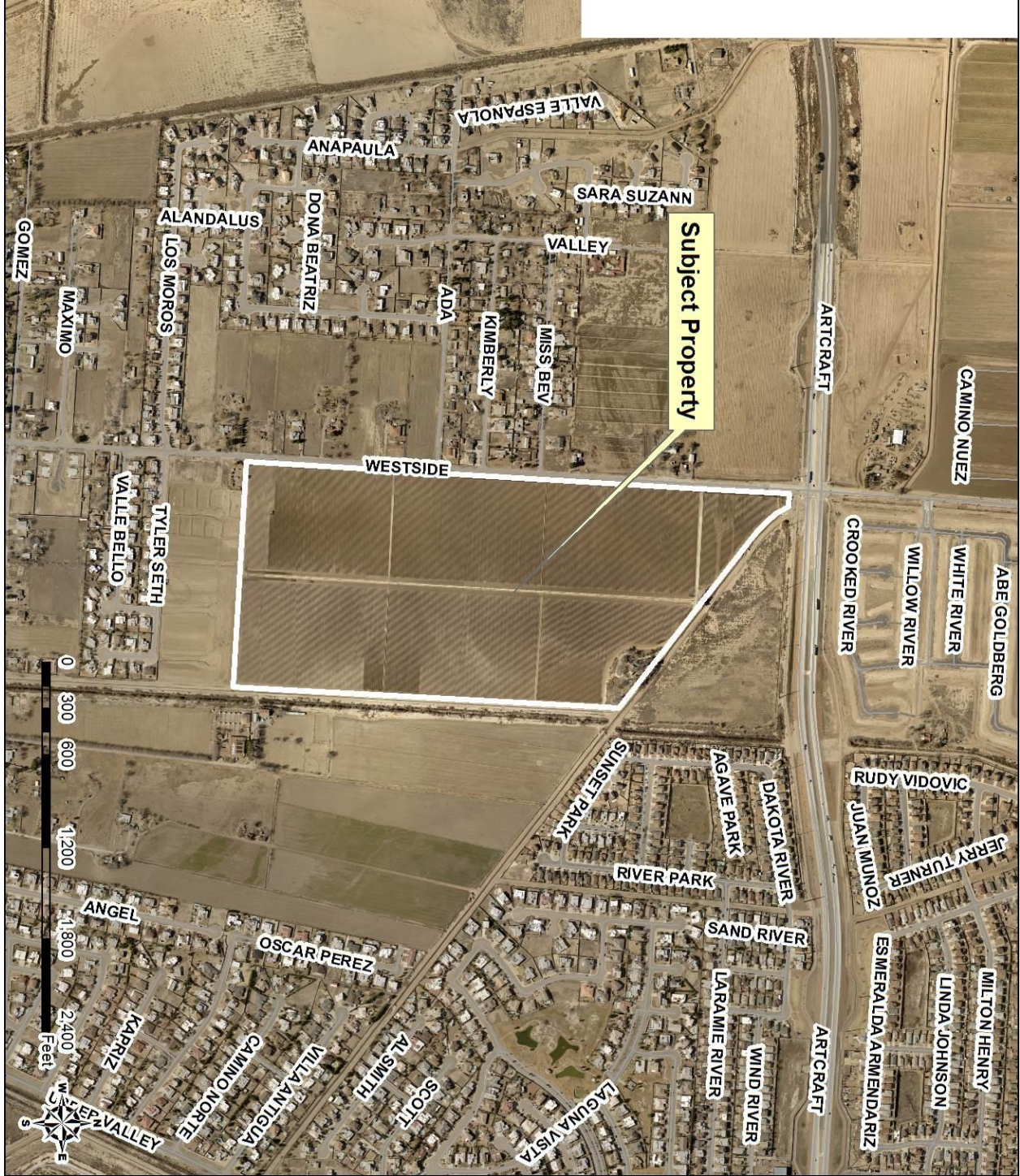
ATTACHMENT 1: ZONING MAP

PZCR16-00006



ATTACHMENT 2: AERIAL MAP

PZCR16-00006



**ATTACHMENT 3: CONCEPTUAL SITE PLAN**

**WESTSIDE DRIVE COMMUNITY  
GENERAL CONCEPT PLAN**



AREAS, QUANTITIES, AND PERCENTAGE		
AREA	QUANTITY (SQFT)	PERCENTAGE
LOW DENSITY RESIDENTIAL	24.5	40.3 %
HIGH DENSITY RESIDENTIAL	21	35 %
PARK AREA	30	50 %
COMMERCIAL AREA	2.5	4.2 %
PLAZA AREA	1.2	2.0 %
PARKING LOT	1.8	3.0 %
PLAYGROUND AREA	0.8	1.3 %
SPRAYGROUND AREA	0.1	0.2 %
CIRCULATION AREA	4.2	7.0 %
TOTAL AREA	60	100 %

**LAND-USE SCHEDULE**

- | SYMBOL | DESCRIPTION  |
|--------|--|
|        | LOW DENSITY RESIDENTIAL<br>SINGLE FAMILY HOMES / RANGHETTAS          |
|        | HIGH DENSITY RESIDENTIAL<br>DUPLEX / TOWN HOMES                      |
|        | PARK AREA<br>ACTIVE AND PASSIVE RECREATION                           |
|        | COMMERCIAL AREA<br>RESTAURANTS, COFFEE SHOP, BAKERY AND SMALL STORES |
|        | PLAZA AREA   |
|        | PARKING LOT  |
|        | PLAYGROUND   |
|        | SPRAYGROUND  |



**TRACTS 2L1 AND 2L2, BLOCK 10, UPPER VALLEY  
SURVEYS EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 120 ± ACRES**



**GRI**



ATTACHMENT 4: ORDINANCE NO. 16704, DATED JULY 31, 2007

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 31<sup>st</sup> day of July, 2007.

THE CITY OF EL PASO


  
John F. Cook  
Mayor

CITY CLERK DEPT.  
07 JUN 26 AM 9:05

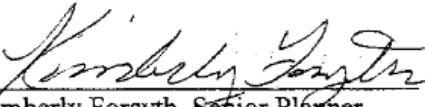
ATTEST:

  
Richarda Duffy Mornsen  
City Clerk

APPROVED AS TO FORM:

  
Lupe Cuellar  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Kimberly Forsyth, Senior Planner  
Development Services Department

DocZON07-00033 ORD

ORDINANCE NO. 016704

Zoning Case No: ZON07-00033



# 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

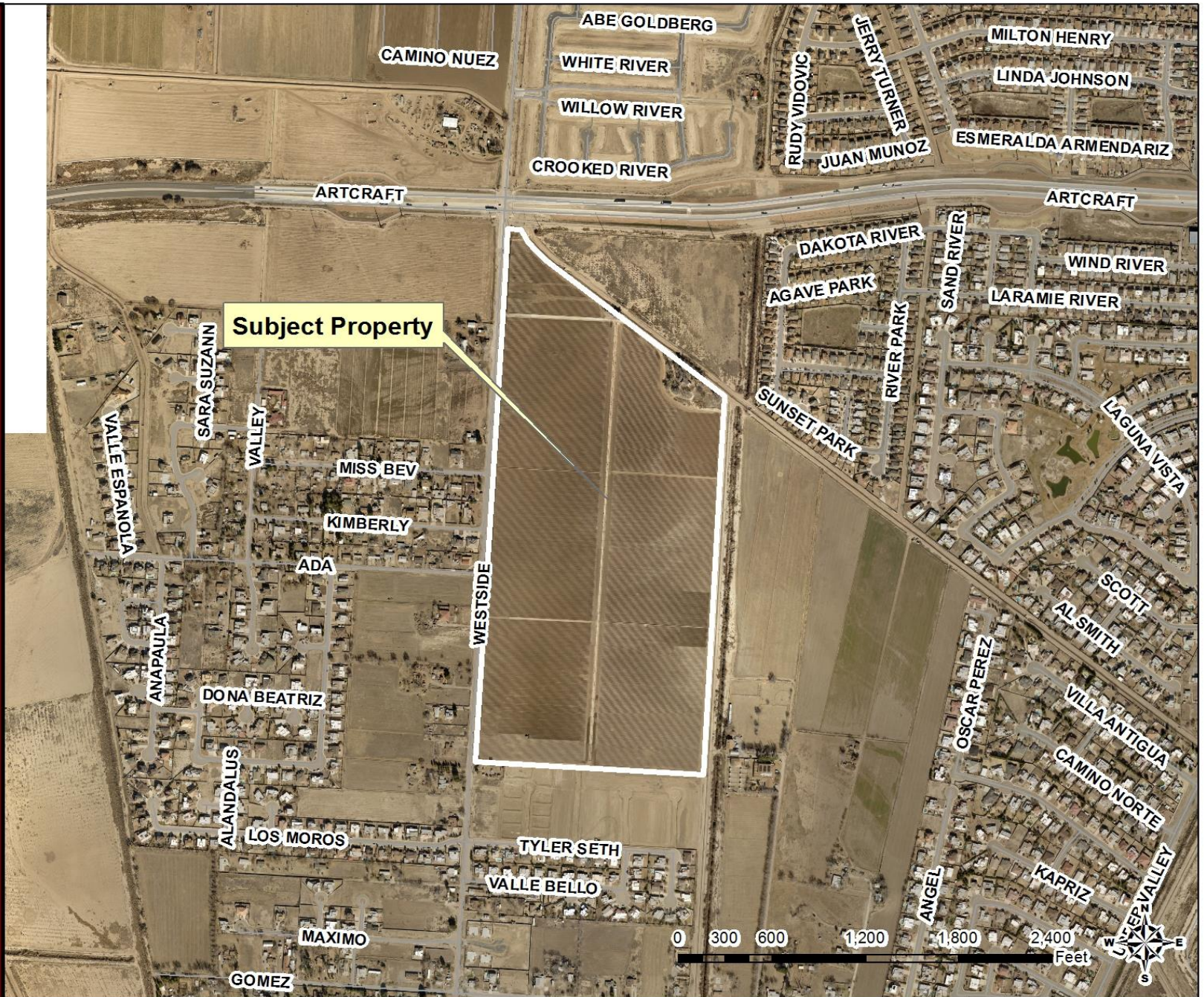
- Condition used to enforce NWUV Plan policy recommendations
- Current Condition: 2.5 du/ac residential density restriction

## 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



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

# Development Scenario



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