

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

**DEPARTMENT:** Planning and Inspections Department, Planning Division

**AGENDA DATE:** Introduction: May 29, 2018  
Public Hearing: June 12, 2018

**CONTACT PERSON/PHONE:** Victor Morrison-Vega, 212-1550, Morrison-VegaVX@elpasotexas.gov  
Harrison Plourde, 212-1584, plourdeht@elpasotexas.gov

**DISTRICT(S) AFFECTED:** District 6

**SUBJECT:**

An Ordinance amending the Future Land Use Map contained in "Plan El Paso" for the property legally described as Tracts 10A, 10D, 11B, 12A, and 12B, Block 2, Ysleta Grant, 538 Ivey, City of El Paso, El Paso County, Texas, from O-3, Agriculture, to G-3, Post-War.

**BACKGROUND / DISCUSSION:**

The proposed amendment will change the Future Land Use designation for the subject property from O-3, Agriculture to G-3, Post-War. This case is related to application number PZRZ16-00035, which requests to rezone the subject property from R-F (Ranch-Farm) to C-3 (Commercial).

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

City Plan Commission (CPC) - Approval Recommendation (5-0)

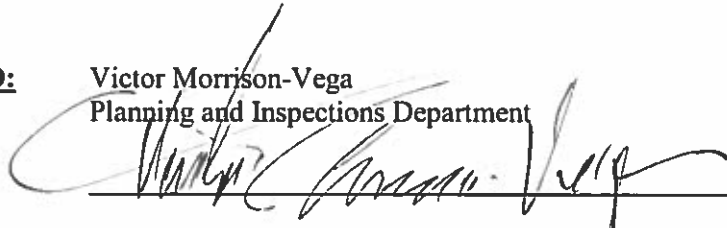
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:**

Victor Morrison-Vega  
Planning and Inspections Department

  
\_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

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

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN “PLAN EL PASO” FOR THE PROPERTY LEGALLY DESCRIBED AS TRACTS 10A, 10D, 11B, 12A, AND 12B, BLOCK 2, YSLETA GRANT, 538 IVEY CITY OF ELPASO, EL PASO COUNTY, TEXAS. FROM O3, AGRICULTURE, TO G3, POST-WAR.**

**WHEREAS**, *Plan El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on March 6, 2012 pursuant to provisions of the Texas Local Government Code as the comprehensive plan for the City; and

**WHEREAS**, the Comprehensive Plan provides a basis for the City’s regulations and policies that directs its physical and economic development; and

**WHEREAS**, the Future Land Use Map (FLUM) is one of the policies adopted by the El Paso City Council contained within the Comprehensive Plan which identifies desired land use patterns; and

**WHEREAS**, the City’s Future Land Use Map serves as a guide to the type and manner of future development for the City of El Paso; and

**WHEREAS**, when changes and amendments to the zoning map are requested, the reviewing City departments and the City Plan Commission must make recommendations regarding the conformity of the proposed change to the City’s Comprehensive Plan; and

**WHEREAS**, in 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, as detailed in Exhibit “A”; and

**WHEREAS**, after conducting a public hearing, the proposed amendment to the Future Land Use Map of *Plan El Paso* will have no negative impact upon the public health, safety, morals, and general welfare of the City, and will carry out the purpose and spirit of the policies expressed in *Plan El Paso*.

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

1. That the area identified in “Exhibit A” be incorporated into the City’s Comprehensive Plan, *Plan El Paso*, for all purposes, including amending the Future Land Use Map from O3, Agriculture to G3, Post-War.
2. That *Plan El Paso* and its related documents, as herein modified, shall remain in full force and effect as to the long range general policies for guiding growth and development in the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**THE CITY OF EL PASO**

\_\_\_\_\_  
Dee Margo, Mayor

**ATTEST:**

\_\_\_\_\_  
Laura D. Prine  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Nieman  
Senior Assistant City Attorney

**APPROVED AS TO CONTENT:**

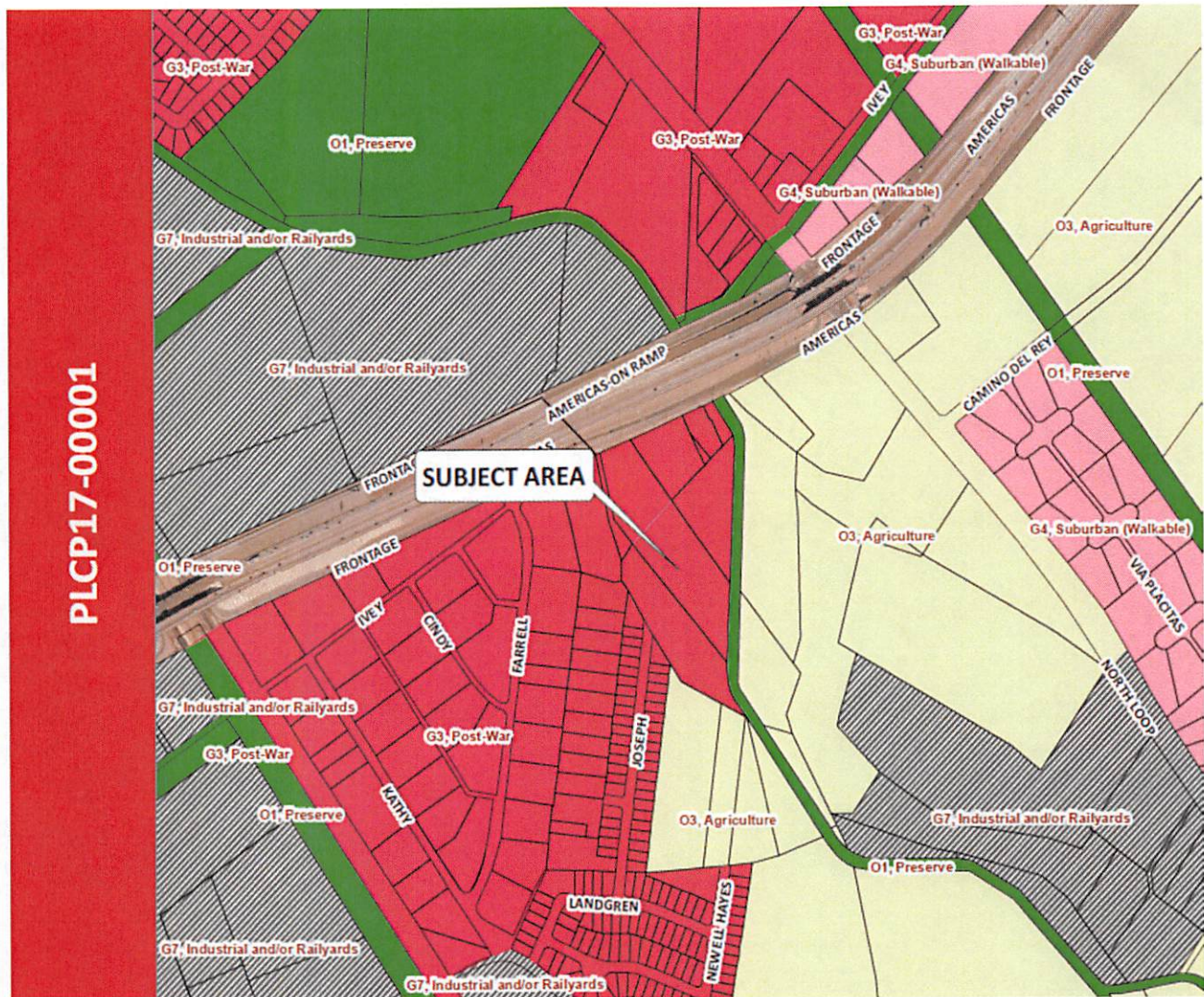
  
\_\_\_\_\_  
Victor Morrison-Vega, ~~Interim Director~~  
Planning & Inspections Department

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

17-1007-2093 | 737380  
538 Ivey (FLUM)  
KMN

**PLCP17-00001**

## EXHIBIT A





## **MEMORANDUM**

**DATE:** May 8, 2018

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

**FROM:** Harrison Plourde, Senior Planner

**SUBJECT: PLCP17-00001**

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The City Plan Commission (CPC), on November 16, 2017, voted 5-0 to recommend **approval** of amending the Future Land Use Map designation for the subject property from “O-3, Agriculture” to “G-3, Post-War.”

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

**Attachment:**  
Staff Report



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

### REVISED

**Case No:** PLCP17-00001 (Related to PZRZ16-00035)  
**Application Type:** Comprehensive Plan Amendment  
**CPC Hearing Date:** November 16, 2017  
**Staff Planner:** Harrison Plourde, (915) 212-1584, [plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)  
**Location:** 538 Ivey  
**Legal Description:** Tracts 10A, 10D, 11B, 12A, and 12B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 12.08 (Approximate acreage of modified area: 9.39)  
**Rep District:** 6  
**Current Zoning:** R-F (Ranch-Farm)  
**Existing Use:** Vacant Metal Structure  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** Comprehensive Plan Amendment modifying the Future Land Use designation from O-3, Agriculture, to G-3, Post-War  
**Proposed Use:** Commercial Equipment Repair  
**Property Owner:** Pierre and Norma Hernandez  
**Representative:** Enrique Ayala, CAD Consulting

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

**North:** C-3/SC (Commercial/Special Contract) / Veterinary Clinic; C-2 (Commercial) / Bank  
**South:** RMH (Residential Mobile Home) / Residential; R-F (Ranch-Farm) / Agriculture  
**East:** R-F (Ranch-Farm) / Agriculture  
**West:** R-F (Ranch-Farm) / Warehouse

**PLAN EL PASO DESIGNATION:** O-3, Agriculture / G-3, Post-War

**NEAREST PARK:** Feather Lake Wildlife Sanctuary (2,552 feet)

**NEAREST SCHOOL:** Del Valle High School (2,251 feet)

### **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 two properties and a portion of a third, all of which are contiguous, from O-3, Agriculture to G-3, Post-War. The properties are currently vacant; however, the applicant is planning to develop for a commercial equipment repair use. This case is related to application number PZRZ16-00035, which requests to rezone the properties from R-F (Ranch-Farm) to C-3 (Commercial).

### **ANALYSIS**

*Plan El Paso* describes the O-3 land use designation as applying to "active farmland in the Rio Grande Valley." Aerial photography indicates that the subject property, while once actively farmed, began transitioning away from agricultural activity as early as 2002, with all such activity having ceased by 2007. During and after the completion of the transition away from agricultural activity, the property has hosted various office, commercial, and industrial activities that are not compatible with the O-3 land use designation. Parcels in this area that take vehicular access from the Americas Frontage Road have generally been transitioning away from agricultural and residential uses and toward commercial, industrial, and warehouse uses, as the ease of access and proximity to the U.S.-Mexico border have made these uses more valuable; the history of the subject property suggests that this trend is continuing. The O-3 land use designation was applied to the subject property upon the adoption of the current Future Land Use Map as part of *Plan El Paso*, on March 6, 2012; prior to the adoption of the current Future Land Use Map, this property carried a General

Land Use designation of “Commercial,” as per the City’s previous comprehensive plan, *The Plan for El Paso*.

*Plan El Paso* describes the G-3 land use designation as applying to “transitional neighborhoods typically developed from the 1950s through the 1980s.” The northwestern-most portion of one of the subject properties carries the G-3 land use designation, as does much of the land to the south and west of the subject properties; the uses occurring on the subject property closely resemble the uses occurring on some of these proximate properties. A related rezoning case for the subject property (PZRZ16-00035) requests changing the zoning district from R-F (Ranch-Farm) to C-3 (Commercial); the uses permitted in the C-3 zoning district are complementary to the G-3 land use designation.

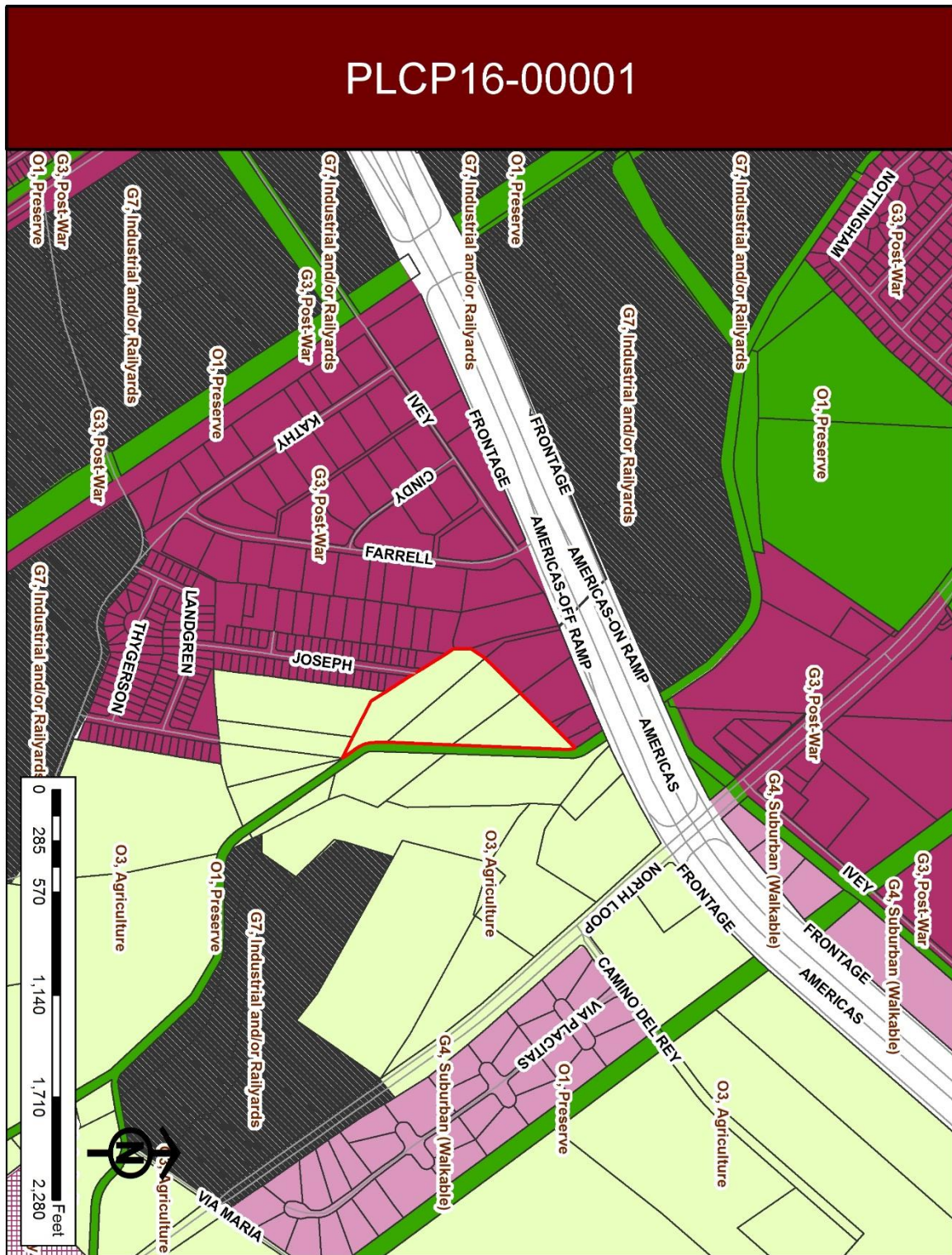
#### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of the request to amend the Future Land Use designation for the subject properties from O-3, Agriculture, to G-3, Post-War, and considers the G-3 land use designation the most appropriate for the property considering its existing character and orientation, and the character of the immediate area.

#### **Attachments**

1. Current Future Land Use Map
2. Proposed Amended Future Land Use Map

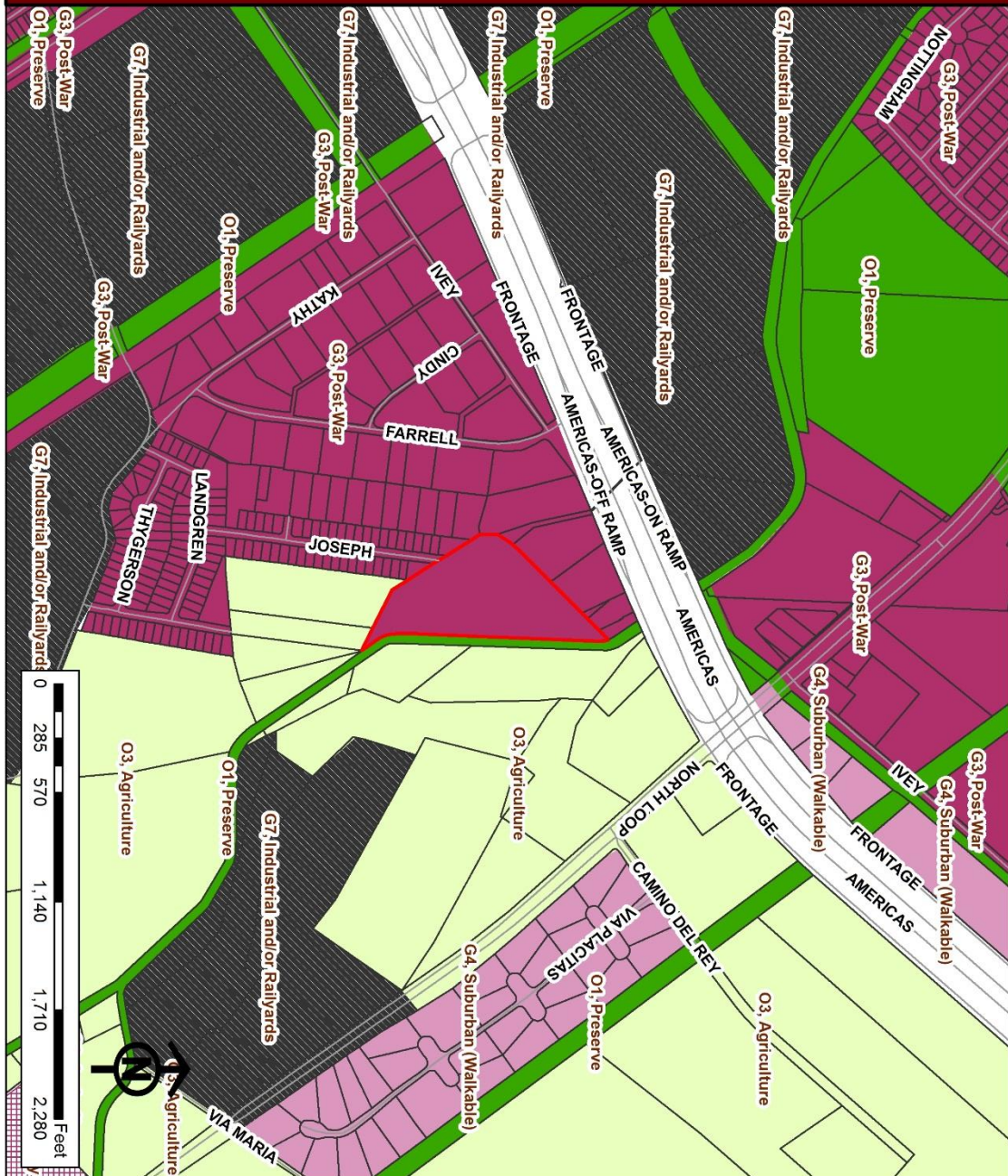
Attachment 1: Current Future Land Use Map





Attachment 2: Proposed Amended Future Land Use Map

PLCP16-00001





**PLCP17-00001**

# **Comprehensive Plan Amendment: Future Land Use Map Modification**



## **Recommendation/Public Input**

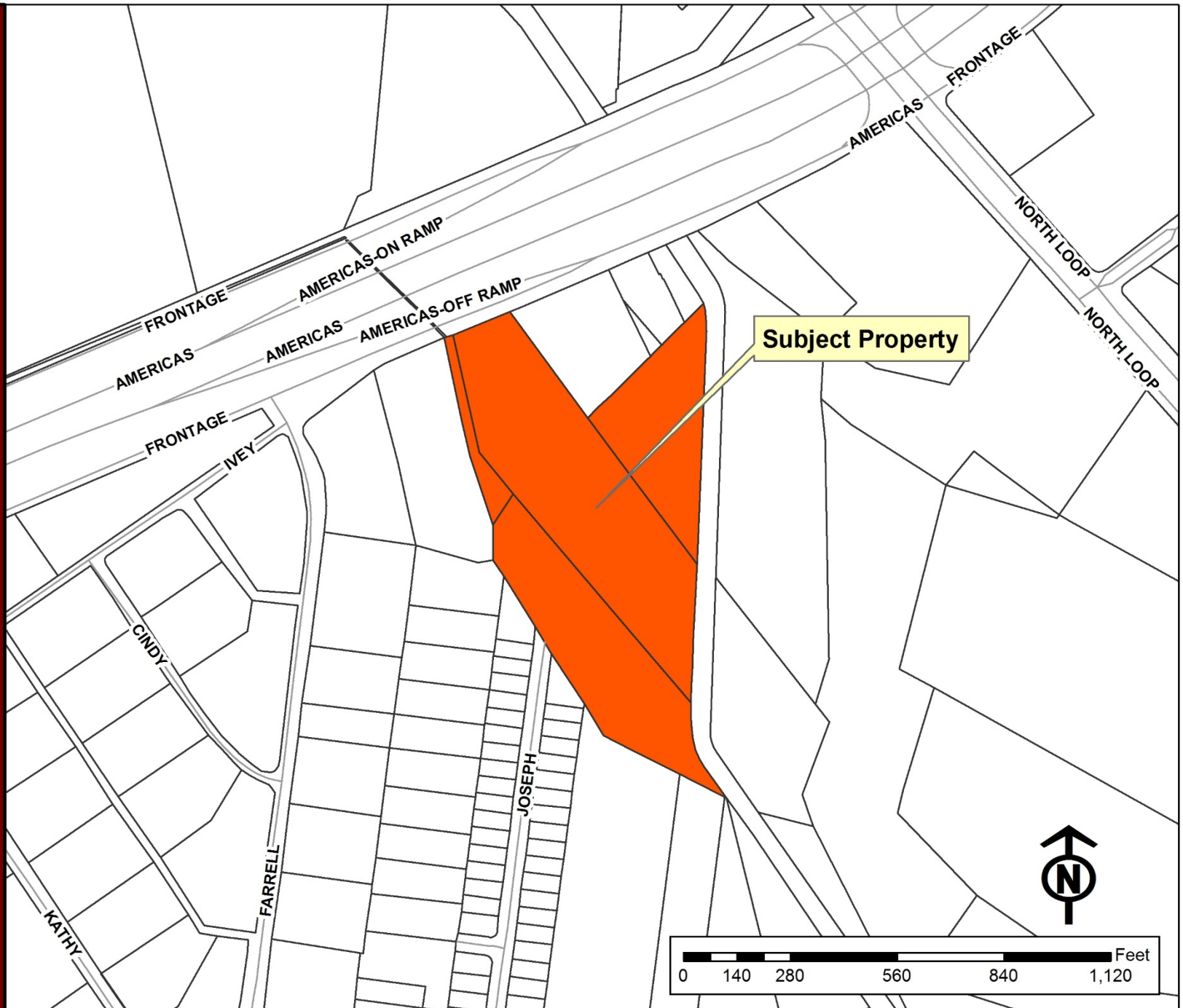
- CPC Vote: Approval Recommendation (5-0)
- Public Input: No communications in support or opposition to the amendment request.

### **Strategic Goal #3 Promote the Visual Image of El Paso**

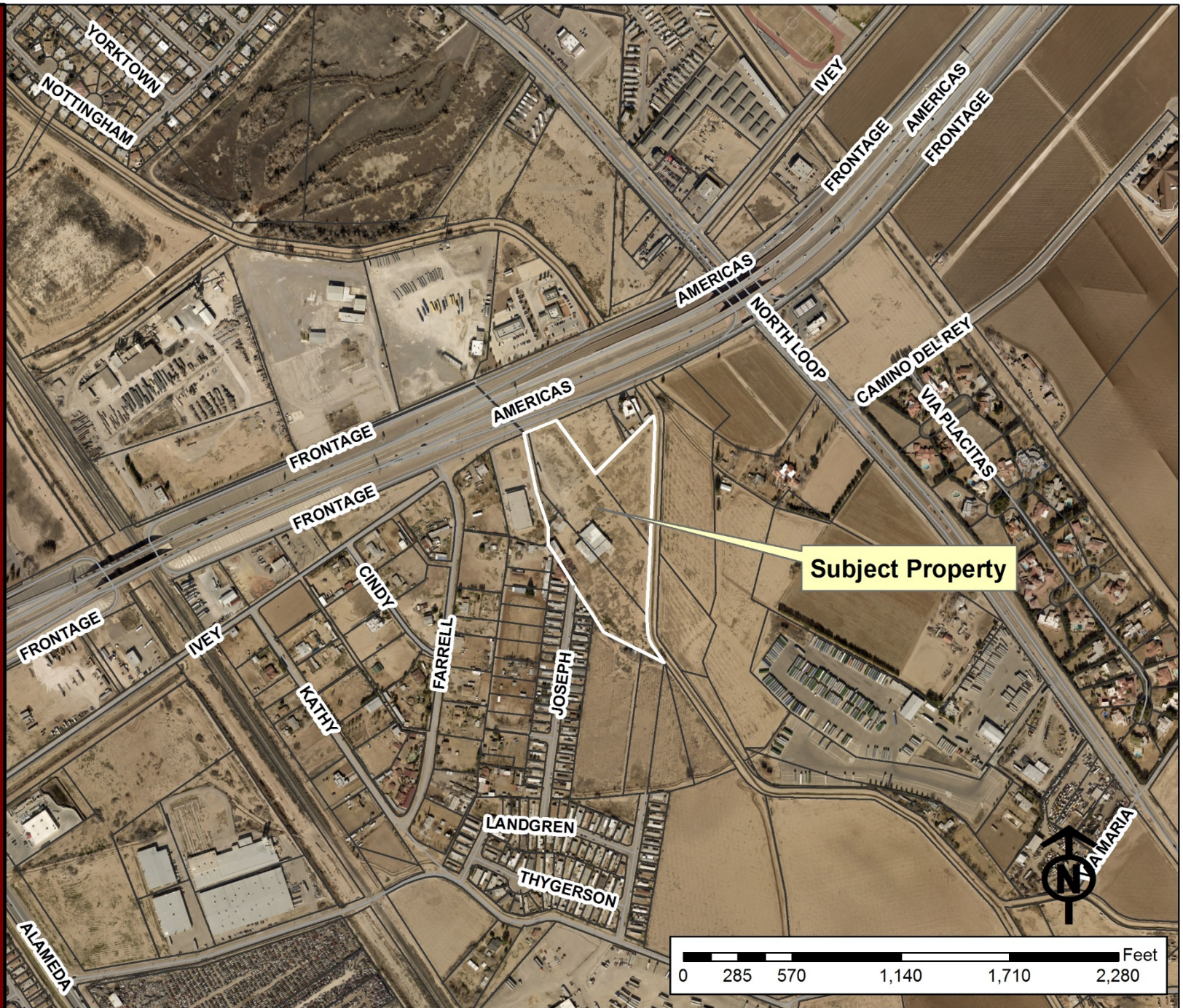
- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

PLCP17-00001

2



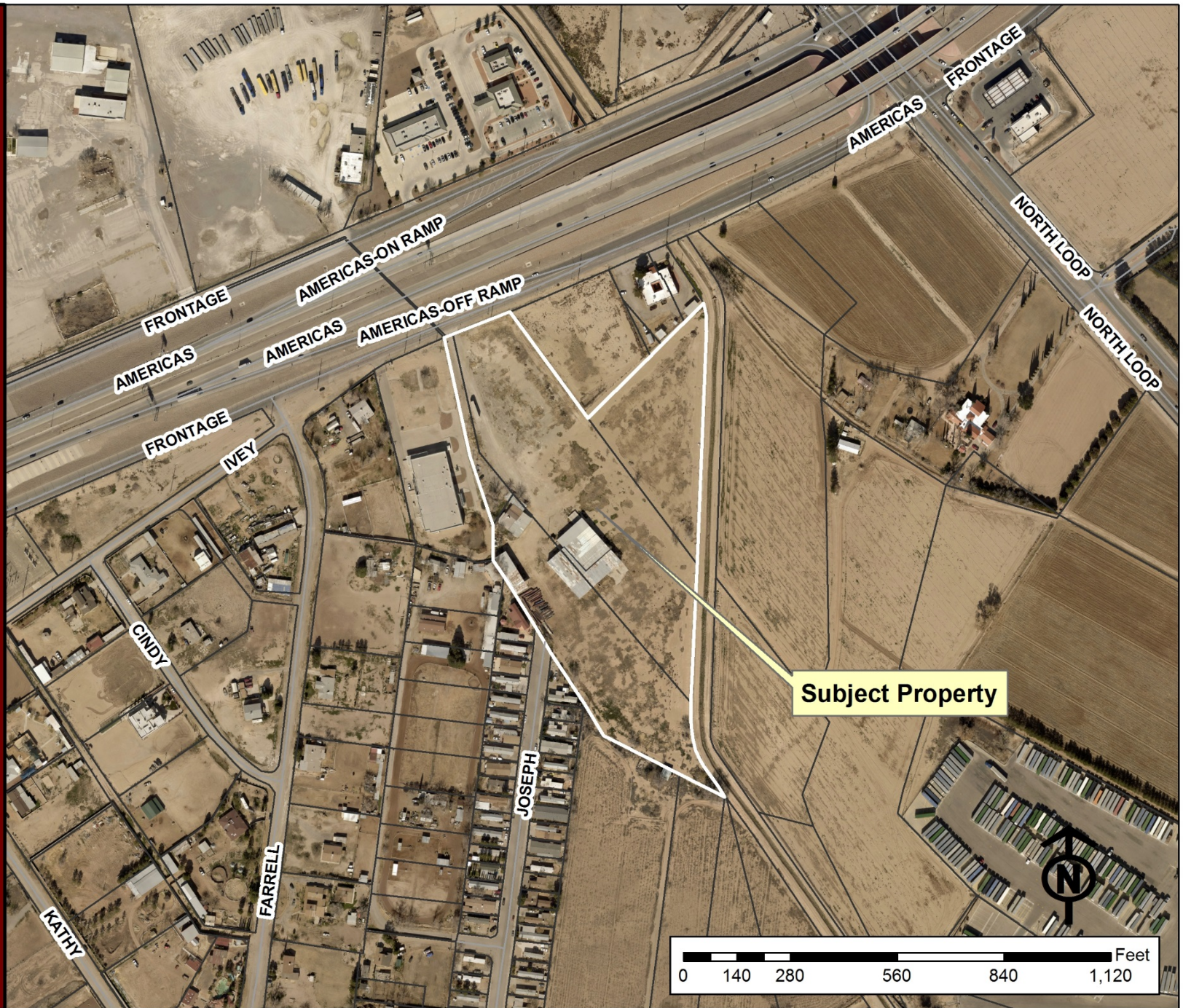






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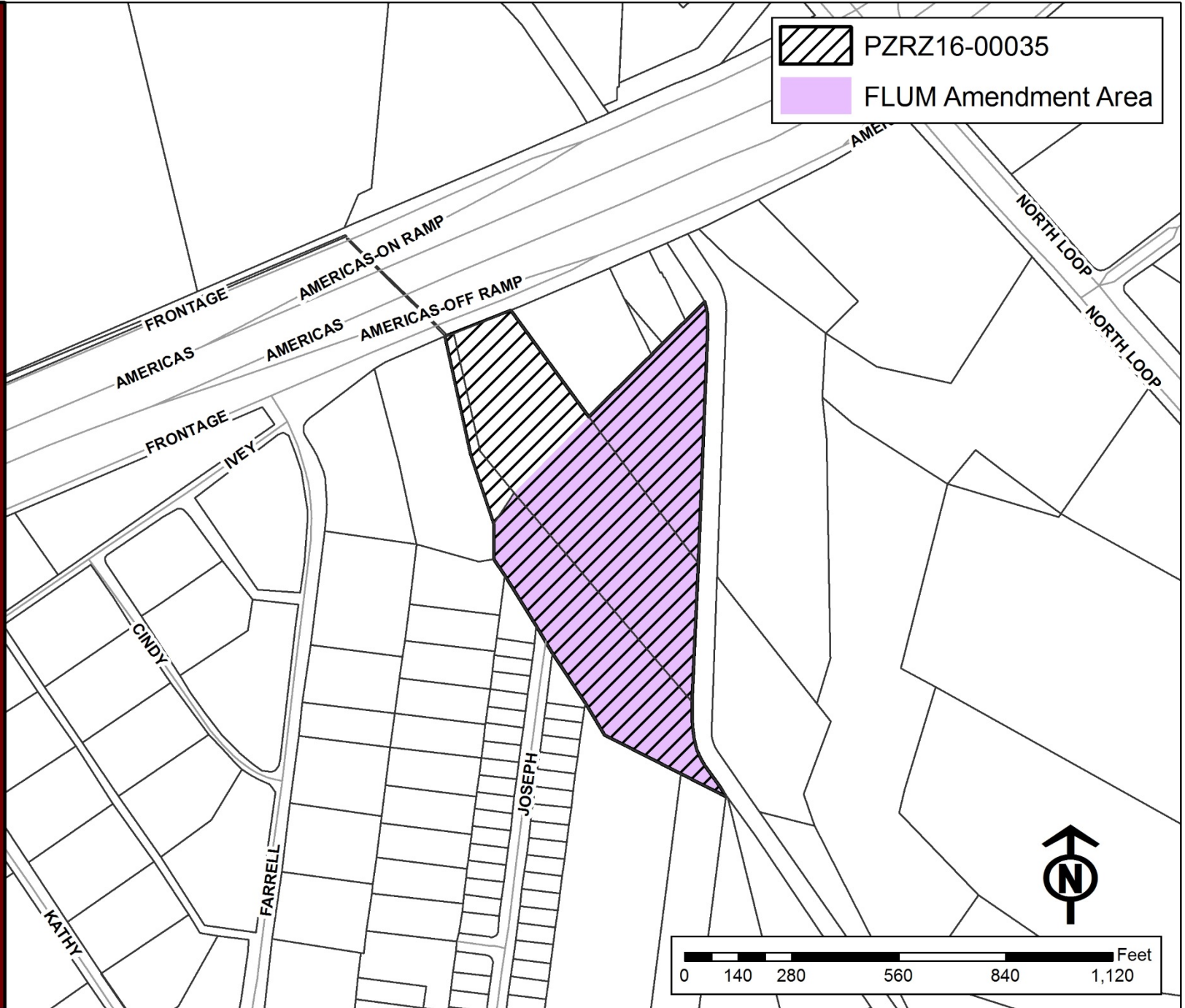
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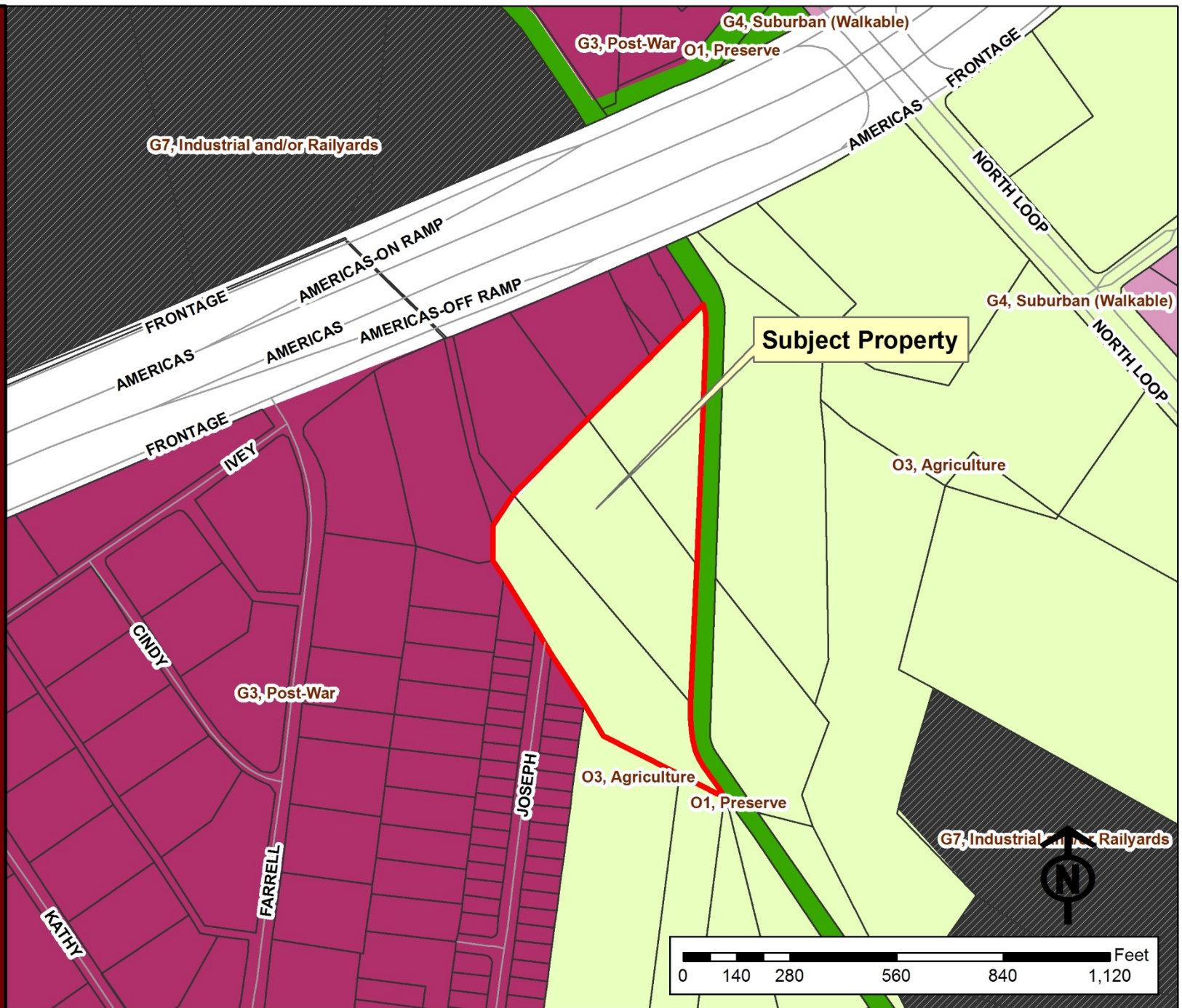




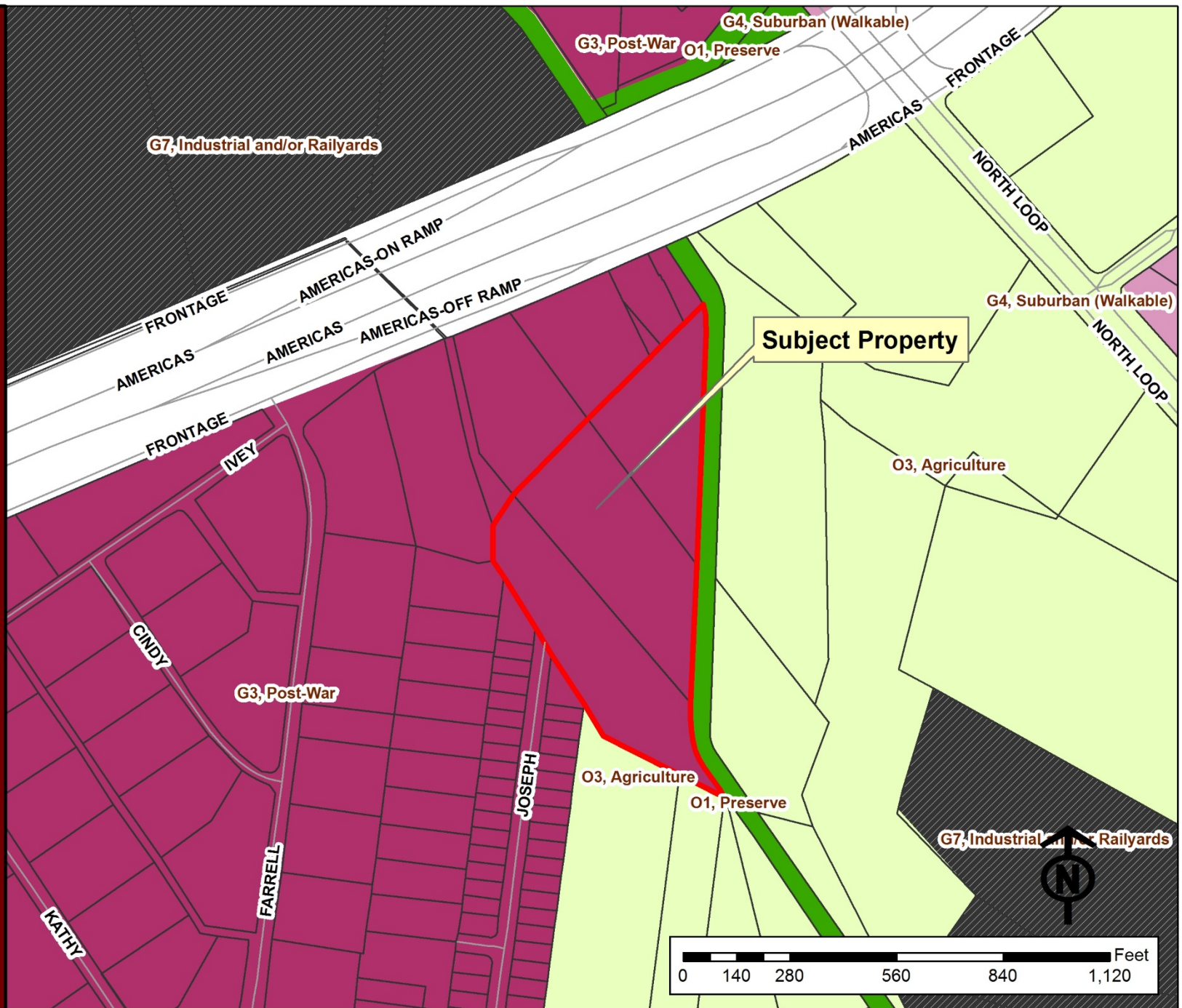
PLCP17-00001

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# Future Land Use Designation

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

**G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s.**





Subject Property

