

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

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

**AGENDA DATE:** Introduction: July 14 2015  
Public Hearing: August 4, 2015

**CONTACT PERSON/PHONE:** Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**DISTRICT(S) AFFECTED:** 8

**SUBJECT:**

An Ordinance amending the Future Land Use Map contained in "Plan El Paso" for the property legally described as: Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City of El Paso, El Paso County, Texas; and, Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City of El Paso, El Paso County, Texas from O-2 Natural to G-4 Suburban-Walkable.

**BACKGROUND / DISCUSSION:**

The proposed amendment will change the Future Land Use Map designation from "O-2, Natural" to "G-4 Suburban (Walkable)".

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

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

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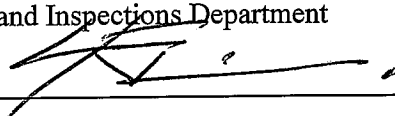
\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

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

CITY CLERK DEPT.

2015 JUL -9 AM 11:53

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

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR THE PROPERTY LEGALLY DESCRIBED AS: PARCEL 1: PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, 135 NORTH RESLER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND, PARCEL 2: PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, 135 NORTH RESLER DRIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM O-2 NATURAL TO G-4 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 is one of the policies adopted by the El Paso City Council contained within the comprehensive plan which identifies desired patterns of land use; and

**WHEREAS**, the City's future land use map serves as a guide to the type and manner of future development for the City of El Paso; and

**WHEREAS**, when changes and amendments to the zoning map are requested, recommendations by staff of the City of El Paso and City Plan Commission must include the relationship of the proposed change to City's comprehensive plan; and

**WHEREAS**, in instances whereby a request to amend the zoning map does not conform to the future land use map, an amendment to the aforementioned map is required; and

**WHEREAS**, the City Plan Commission, after conducting a public hearing, recommends adoption of the requested document, as detailed in Exhibit "A"; and

**WHEREAS**, 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 that the study area plan 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:**

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

**Case No: PLRG15-00004**

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1. That the area identified in "Exhibit A" and legally described as: Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City Of El Paso, El Paso County, Texas; and, Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, 135 North Resler Drive, City of El Paso, El Paso County, Texas, be incorporated into the City's Comprehensive Plan, *Plan El Paso*, for all the purposes, including amending the Future Land Use Map from "O-2, Natural" to "G-4, 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 \_\_\_\_\_, 2015

**THE CITY OF EL PASO**

\_\_\_\_\_  
Oscar Leaser, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Karla M. Niehan  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
Larry F. Nichols, Director  
Planning & Inspections Department

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

**Case No: PLRG15-00004**

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EXHIBIT "A"



**BROCK & BUSTILLOS INC.**  
 CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
 President

RANDY P. BROCK, P.E.  
 Executive Vice President

SERGEY J. ADAMS, P.E.  
 Vice President - Engineering

AARON ALVARADO, R.P.L.S.  
 Vice President - Surveying

ISAAC CAMACHO, R.P.L.S.  
 Survey Manager

TBPE Reg. No. 1737  
 TBPLS Reg. No. 101314-00

## METES AND BOUNDS DESCRIPTION PARCEL-1

*A 1.8303 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 10J, A. F. Miller Survey No. 211 and being more particularly described by metes and bounds as follows.*

*COMMENCING* for reference at a City Monument found at the centerline intersection of Alto Rey Drive (60.00 feet wide) and Resler Drive (120.00 feet wide); *THENCE*, leaving the centerline of Alto Rey Drive and following the centerline of Resler Drive, South  $06^{\circ}18'47''$  West, a distance of 219.42 feet (220.34 feet ~ record) to the beginning of a non-tangent curve to the right; *THENCE*, continuing along the centerline of Resler Drive and following the arc of said non-tangent curve to the right having a radius of 659.08 feet, a central angle of  $22^{\circ}48'44''$ , an arc length of 262.41 feet and whose long chord bears South  $17^{\circ}43'17''$  West, a distance of 260.68 feet to a point; *THENCE*, leaving the centerline of Resler Drive, North  $60^{\circ}52'21''$  West, a distance of 60.00 feet to a 1/2-inch rebar with survey cap No. TX 5337 set on the west right-of-way line of Resler Drive for the beginning of a non-tangent curve to the right and the *POINT OF BEGINNING* of the parcel herein described;

*THENCE*, following the west right-of-way line of Resler Drive along the arc of said non-tangent curve to the right having a radius of 599.08 feet, a central angle of  $10^{\circ}57'17''$ , an arc length of 114.54 feet and whose long chord bears South  $34^{\circ}36'18''$  West, a distance of 114.37 feet to a 5/8-inch rebar with survey cap No. TX 4178 found for a point of tangency;

*THENCE*, continuing along the west right-of-way line of Resler Drive, South  $40^{\circ}07'11''$  West (South  $40^{\circ}05'07''$  West ~ record), a distance of 45.15 feet (45.10 feet ~ record) to a 5/8 inch rebar with survey cap No. TX. 4178 found for a point of curvature;

*THENCE*, continuing along the west right-of-way line of Resler Drive and following the arc of a curve to the right having a radius of 472.56 feet (467.69 feet ~ record), a central angle of  $06^{\circ}37'40''$  ( $06^{\circ}42'09''$  ~ record), an arc length of 54.67 feet (54.71 feet ~ record) and whose long chord bears South  $35^{\circ}53'19''$  West (South  $36^{\circ}44'02''$  West ~ record), a distance of 54.63 feet (54.68 feet ~ record) to a 1/2 inch rebar with survey cap No. TX 5337 set for the southeast corner of the parcel herein described;

*THENCE*, leaving the west right-of-way line of Resler Drive, North  $77^{\circ}15'34''$  West (North  $77^{\circ}16'33''$  West ~ record), a distance of 258.04 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the southwest corner of the parcel herein described;

*THENCE*, North  $07^{\circ}45'28''$  East, a distance of 139.56 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described.

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*THENCE*, North 43°25'40" East, a distance of 173.29 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described;

*THENCE*, North 80°05'44" East, a distance of 53.83 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the most northerly corner of the parcel herein described;

*THENCE*, South 49°52'50" East, a distance of 244.23 feet to the *POINT OF BEGINNING*.

Said parcel containing 1.8303 acres (79,728.5 square feet), more or less, and being subject to all easements of record.

*Isaac Camacho*

*Isaac Camacho, TX. R. P. L. S. No. 5337*

*Date: February 10, 2015*

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**BROCK & BUSTILLOS INC.**  
CIVIL ENGINEERS URBAN DESIGNERS LAND SURVEYORS

ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
AARON ALVARADO, R.P.L.S.  
Vice President - Surveying  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager

TBPL Reg. No. F-737  
TBPLS Reg. No. 101314 00

## METES AND BOUNDS DESCRIPTION PARCEL-2

*A 0.4157 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as a portion of Tract 10J, A. F. Miller Survey No. 211 and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at a City Monument found at the centerline intersection of Alto Rey Drive (60.00 feet wide) and Resler Drive (120.00 feet wide); **THENCE**, leaving the centerline of Alto Rey Drive and following the centerline of Resler Drive, South  $06^{\circ}18'47''$  West, a distance of 219.42 feet (220.34 feet-record) to the beginning of a non-tangent curve to the right; **THENCE**, continuing along the centerline of said Resler Drive and following the arc of said non-tangent curve to the right having a radius of 659.08 feet, a central angle of  $10^{\circ}03'11''$ , an arc length of 115.64 feet and whose long chord bears South  $11^{\circ}20'31''$  West, a distance of 115.50 feet to a point; **THENCE**, leaving the centerline of Resler Drive, North  $73^{\circ}37'54''$  West, a distance of 60.00 feet to a chiseled "+" set on concrete on the west right-of-way line of Resler Drive for the beginning of a non-tangent curve to the right and the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, following the west right-of-way line of Resler Drive along the arc of said non-tangent curve to the right having a radius of 599.08 feet, a central angle of  $12^{\circ}45'34''$ , an arc length of 133.41 feet and whose long chord bears South  $22^{\circ}44'53''$  West, a distance of 133.13 feet to a 1/2-inch rebar with survey cap No. TX 5337 set for the southeast corner of the parcel herein described;

**THENCE**, leaving the west right-of-way line of Resler Drive, North  $49^{\circ}52'50''$  West, a distance of 244.23 feet to a 1/2-inch rebar with survey cap No. TX 5337 set for the most westerly corner of the parcel herein described;

**THENCE**, North  $80^{\circ}05'44''$  East, a distance of 60.32 feet to a 1/2 inch rebar with survey cap No. TX. 5337 set for the northwest corner of the parcel herein described;

**THENCE**, South  $75^{\circ}53'00''$  East, a distance of 184.39 feet to the **POINT OF BEGINNING**.

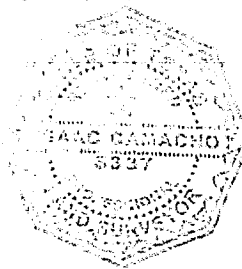
*Said parcel containing 0.4157 acres (18,109.2 square feet), more or less, and being subject to all easements of record.*

*Isaac Camacho*

Isaac Camacho, TX. R. P. L. S. No. 5337

Date: February 10, 2015

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## **MEMORANDUM**

**DATE:** June 23, 2015

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

**FROM:** Anne Antonini, Planner

**SUBJECT:** **PLRG15-00004**

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The City Plan Commission (CPC), on May 21, 2015, voted 6-0 to recommend **approval** of amending the Future Land Use Map designation from "O-2, Natural" to "G-4, Suburban".

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*

**Case No:** PLRG15-00004  
**Application Type:** Comprehensive Plan Amendment  
**CPC Hearing Date:** May 21, 2015  
**Staff Planner:** Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

**Location:** 135 North Resler Drive  
**Legal Description:** Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas  
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas  
**Acreage:** Parcel 1: 1.8303 acres  
Parcel 2: 0.4157

**Rep District:** 8  
**Current Zoning:** P-R 2/sc (Planned Residential II/special contract)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** Special contract attached to Ordinance No. 8107, dated December 23, 1984  
**Request:** Comprehensive Plan Amendment—from O-2 (Natural) to G-4 (Suburban/Walkable) (Related to PZCR15-00002, PZRZ15-00011)  
**Proposed Use:** Self-storage and light retail

**Property Owner:** Armour Self Storage I, Limited Partnership  
**Representative:** Etzold & Co (David Etzold)

**North:** R-3 (Residential) / Single-family dwelling  
**South:** C-1/sc (Commercial/Special contract) and C-2/sc (Commercial/special contract) / Retail  
**East:** A-2/sc (Apartment/Special contract) & A-2 (Apartment) & C-3/sc (Commercial/special contract)  
**West:** R-3 (Residential) / Single-family dwelling

**PLAN EL PASO DESIGNATION:** O-2, Natural (Northwest Planning Area)

**NEAREST PARK:** Irwin J. Lambka Park (2,609 feet)

**NEAREST SCHOOL:** Coronado High School (1,313 feet)

### **APPLICATION DESCRIPTION**

The request is for a Comprehensive Plan Amendment Future Land Use Map Designation amendment from O-2 (Natural) to G-4 (Suburban Walkable). The proposal is to build a self-storage facility on 0.41 acres of the subject property, and sell the remaining portion to the City of El Paso for permanent open space and storm water capture. This case is related to PZRZ15-00011, which requests to rezone the subject property from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial), and to PZCR15-00002, which requests that the subject property be released from conditions related to an apartment complex previously proposed for the subject property. The special contract limited the height of the (then) proposed apartments, and also prohibits the connection of Majorca Court to Mesa Street (see PZCR15-00002 staff report).

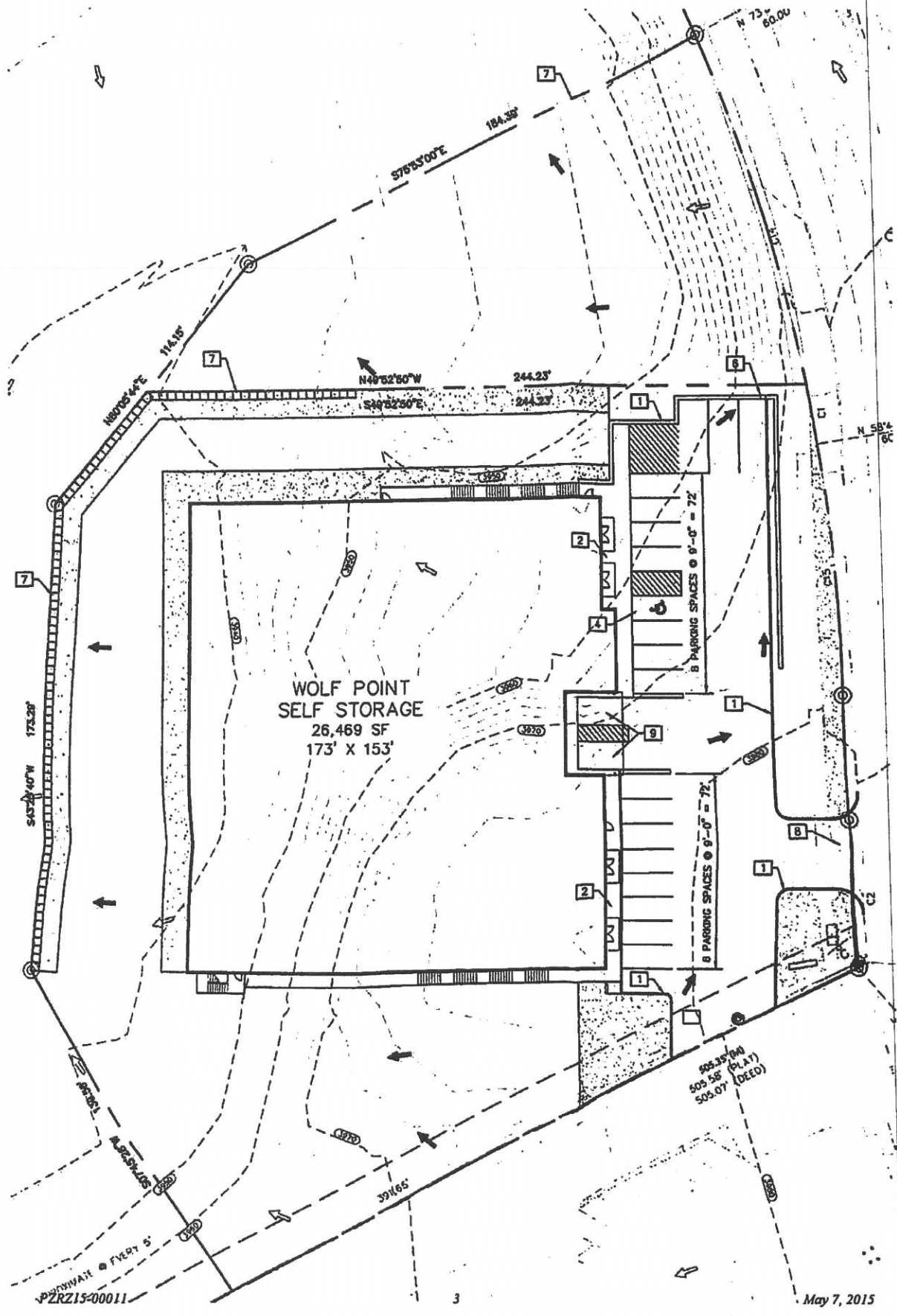
In a proposed plat that has already been prepared in anticipation of the City's acquisition of the arroyo on the subject property, the area that is proposed to be conveyed has been listed as "permanent open space." Upon the successful filing and approval of the plat, that designation will become binding.



**PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the Comprehensive Plan Amendment Future Land Use Map Designation amendment request as it furthers the goals of Plan El Paso, the City's Comprehensive Plan.





PRZ15-00011



# **An Ordinance Amending the Future Land Use Map of “Plan El Paso”**



## **Recommendation/Public Input**

- CPC Vote: Approval Recommendation (6-0)
- 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

PLRG15-00004





PLRG15-00004





PLRG15-00004

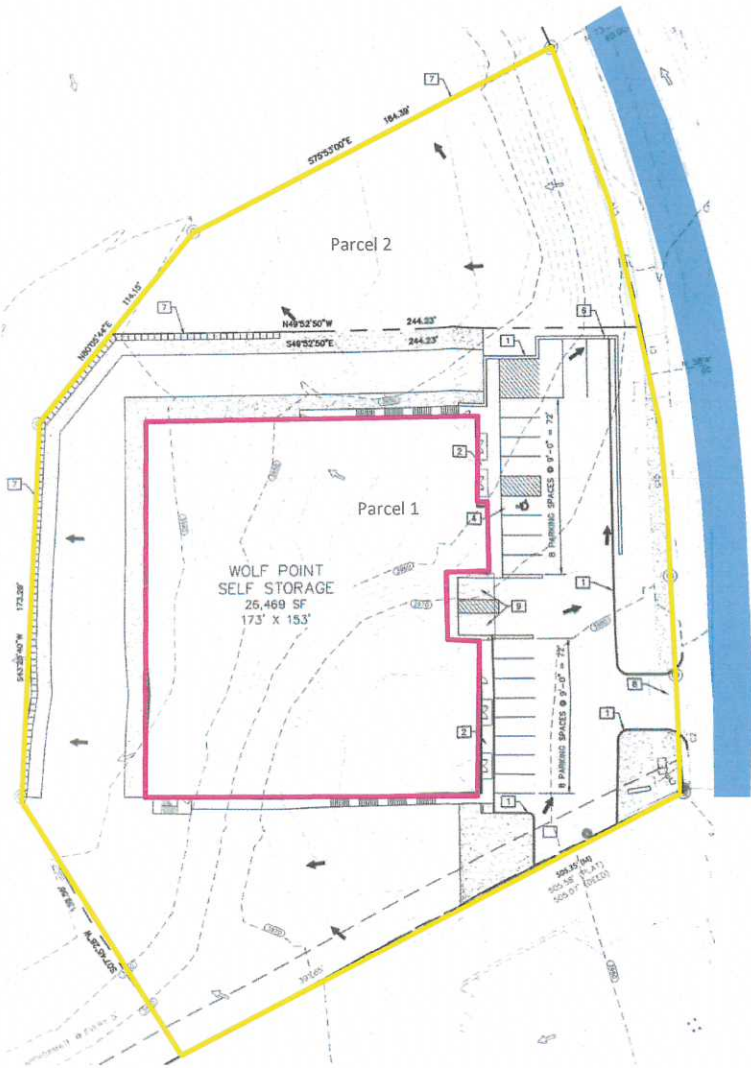


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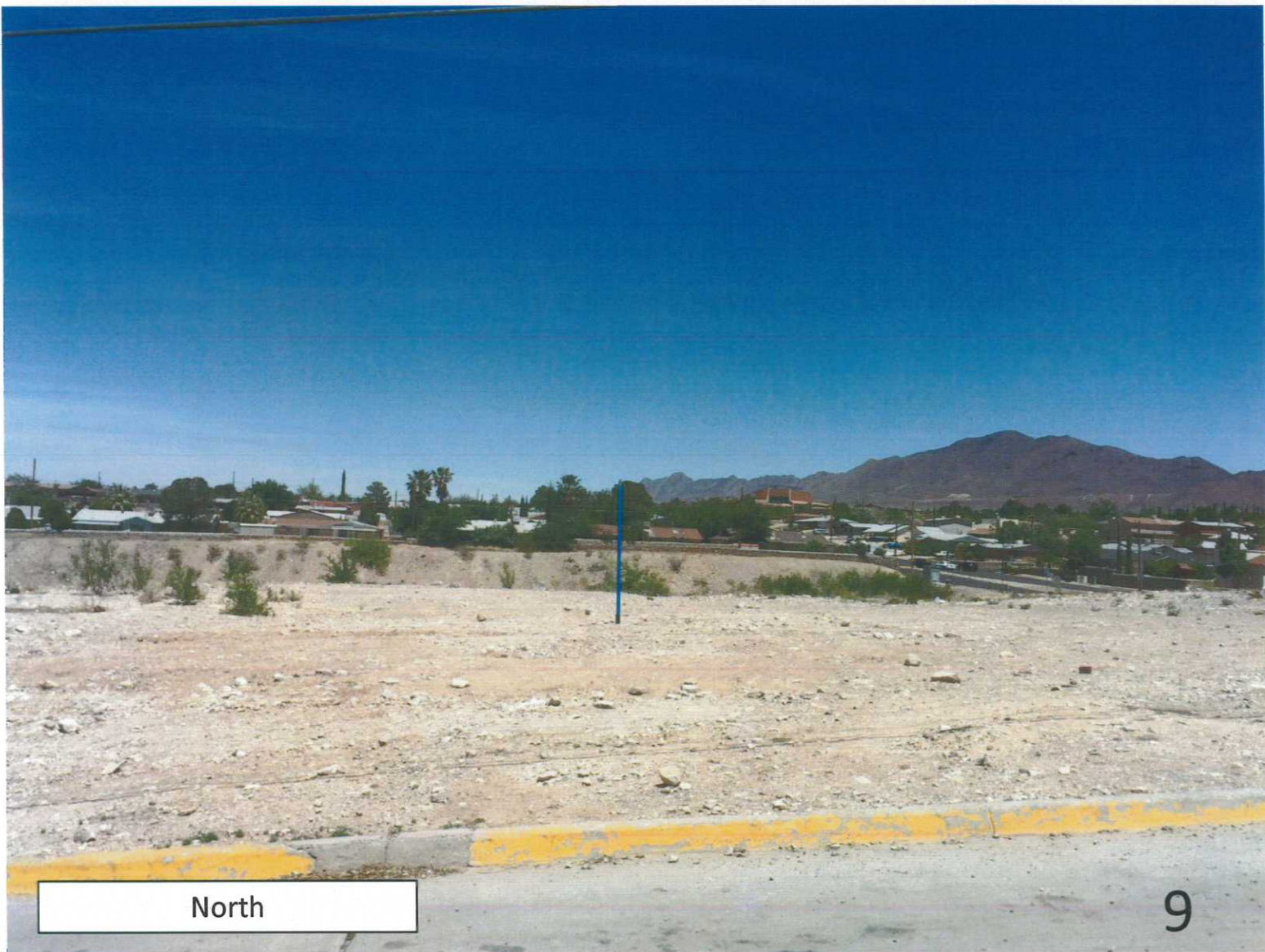
Detailed Site Development Plan





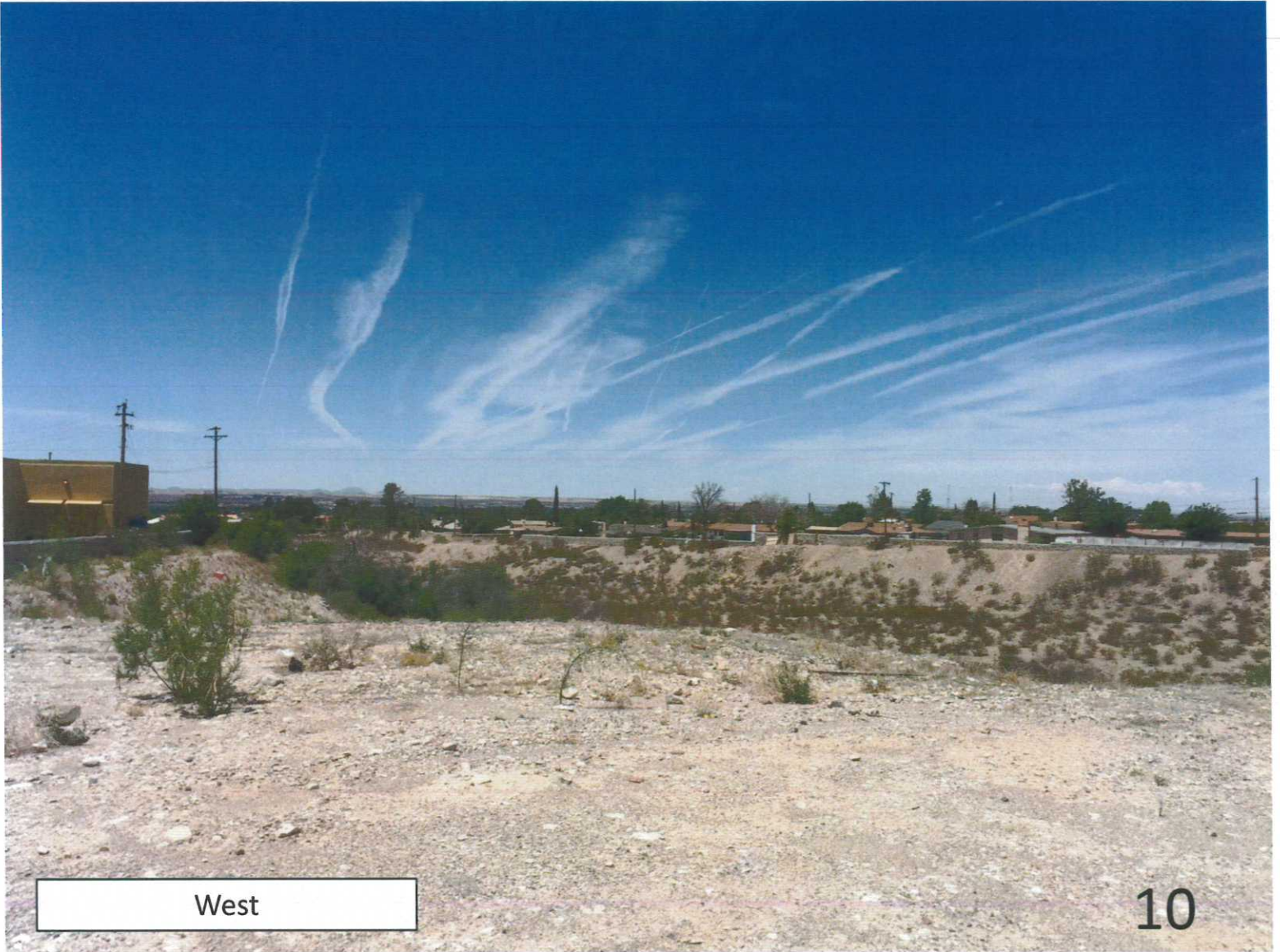
Subject Property & East





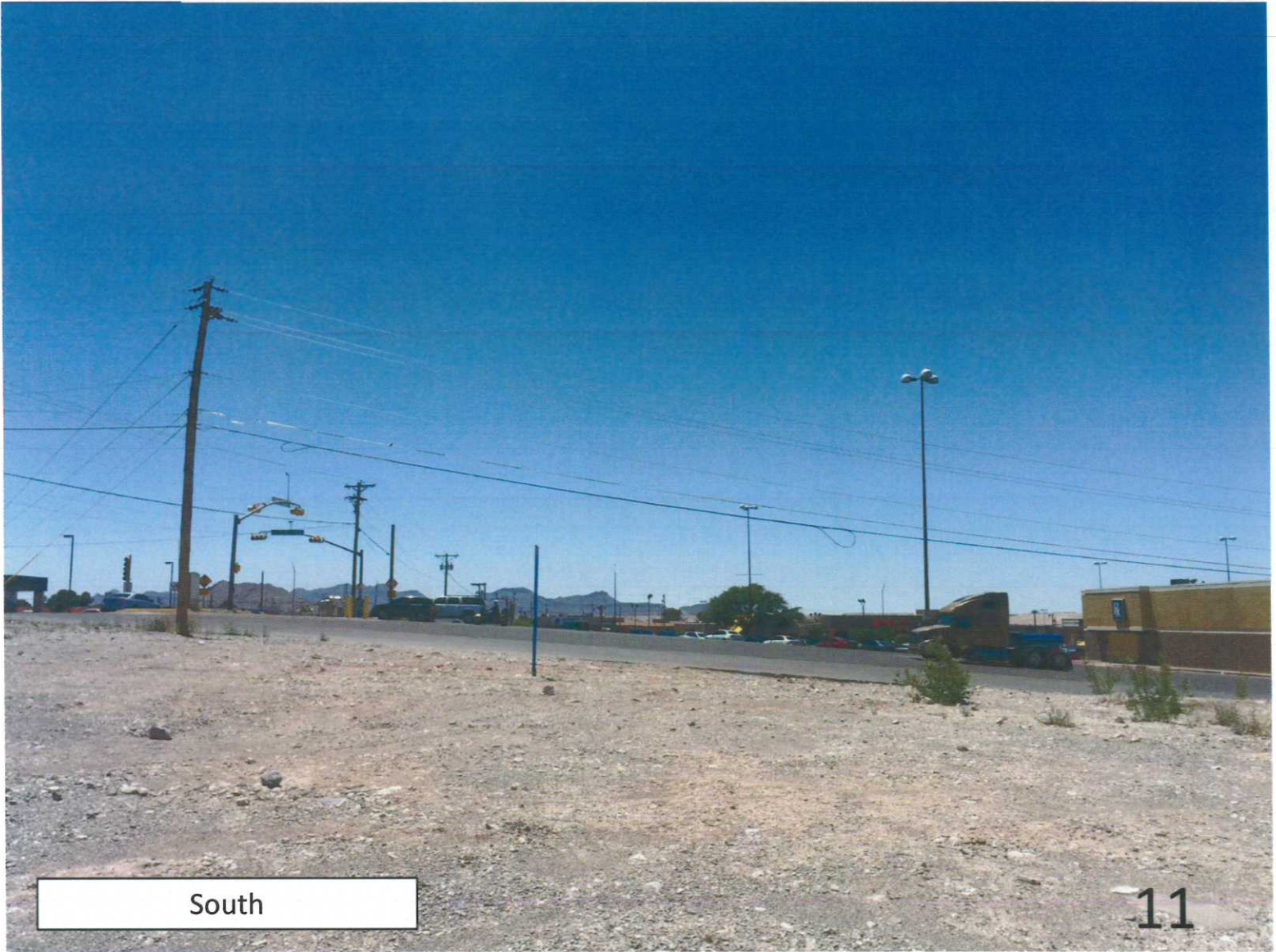
North

9



West





South

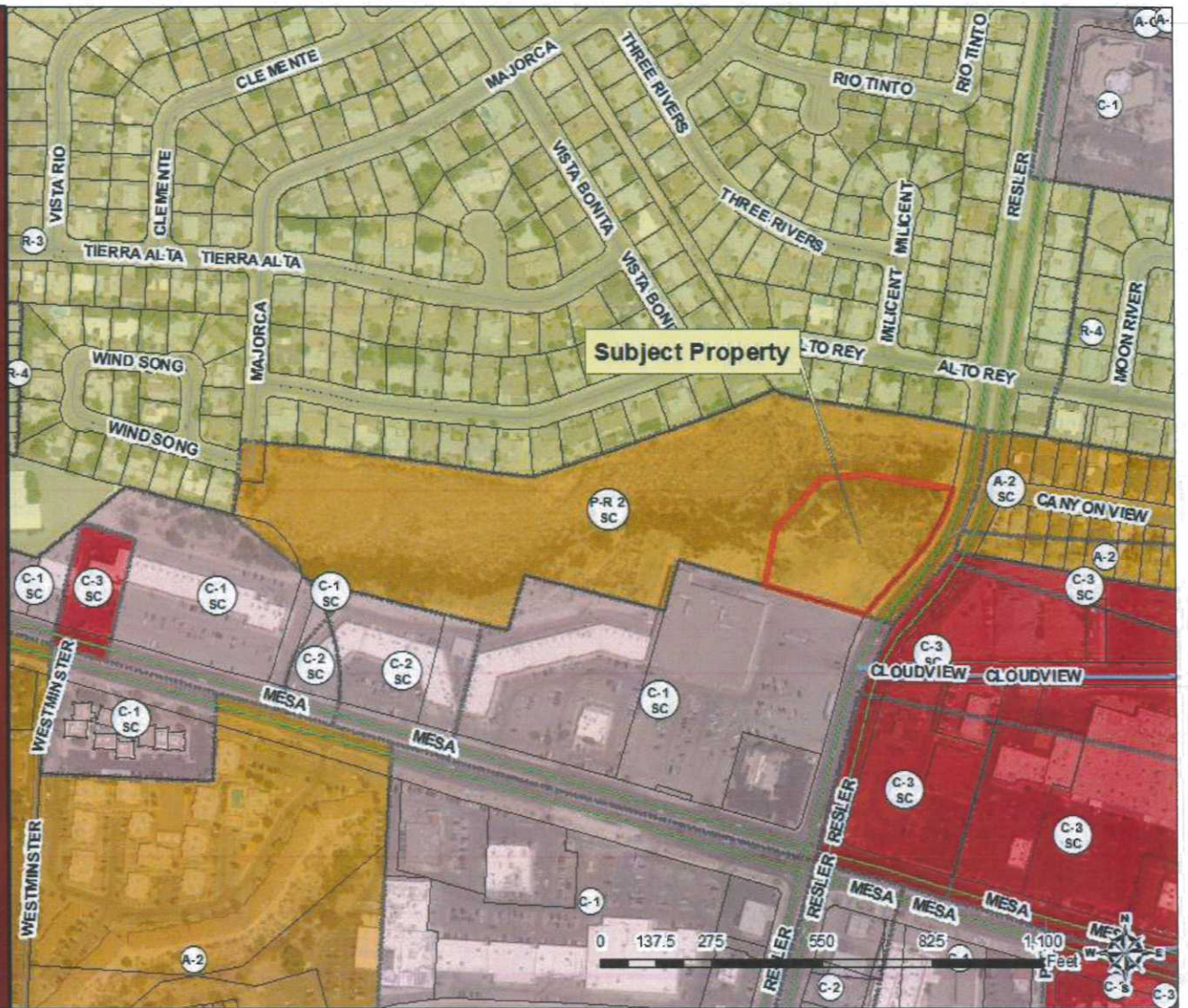


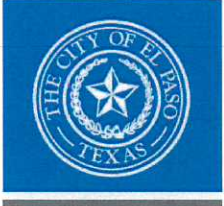


Arroyo



PLRG15-00004





# Future Land Use Designations

- **O-2 – Natural:** Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status...Public acquisition should be considered, especially when key drainage features can be protected.
- **G-4 – Suburban (Walkable):** This sector applies to modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.