

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

DEPARTMENT: Planning and Inspections Department

AGENDA DATE: September 17, 2019

PUBLIC HEARING DATE: October 15, 2019

CONTACT PERSON NAME AND PHONE NUMBER: Philip Etiwe, 915-212-1553, EtiwePF@elpasotexas.gov
Harrison Plourde, 915-212-1584, PlourdeHT@elpasotexas.gov

DISTRICT(S) AFFECTED: 6

STRATEGIC GOAL: 3

SUBGOAL: 3.1

SUBJECT:

APPROVE an Ordinance amending the Future Land Use Map contained in "Plan El Paso" for the property legally described as Section 15, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City Of El Paso, El Paso County, Texas, from O6, Potential Annexation, to G4, Suburban.
PLCP19-00001 (District 6)

BACKGROUND / DISCUSSION:

City Plan Commission (CPC) heard the case on September 12, 2019. The CPC staff report is attached.

PRIOR COUNCIL ACTION:

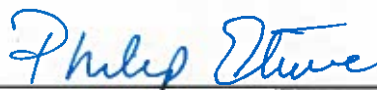
On August 20, 2019, City Council approved the Ordinance annexing the Cuesta del Sol development area (SUAX17-00001).

AMOUNT AND SOURCE OF FUNDING:

N/A

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

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN “PLAN EL PASO” FOR THE PROPERTY LEGALLY DESCRIBED AS SECTION 15, BLOCK 79, TOWNSHIP 3, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O6, POTENTIAL ANNEXATION, TO G4, SUBURBAN.

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:

ORDINANCE NO. _____
19-1007-2500 / 925456
Cuesta Del Sol
RTA

PLCP19-00001

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 O6, Potential Annexation to G4, Suburban.
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 _____, 2019

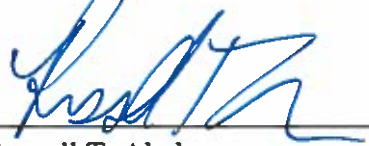
THE CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

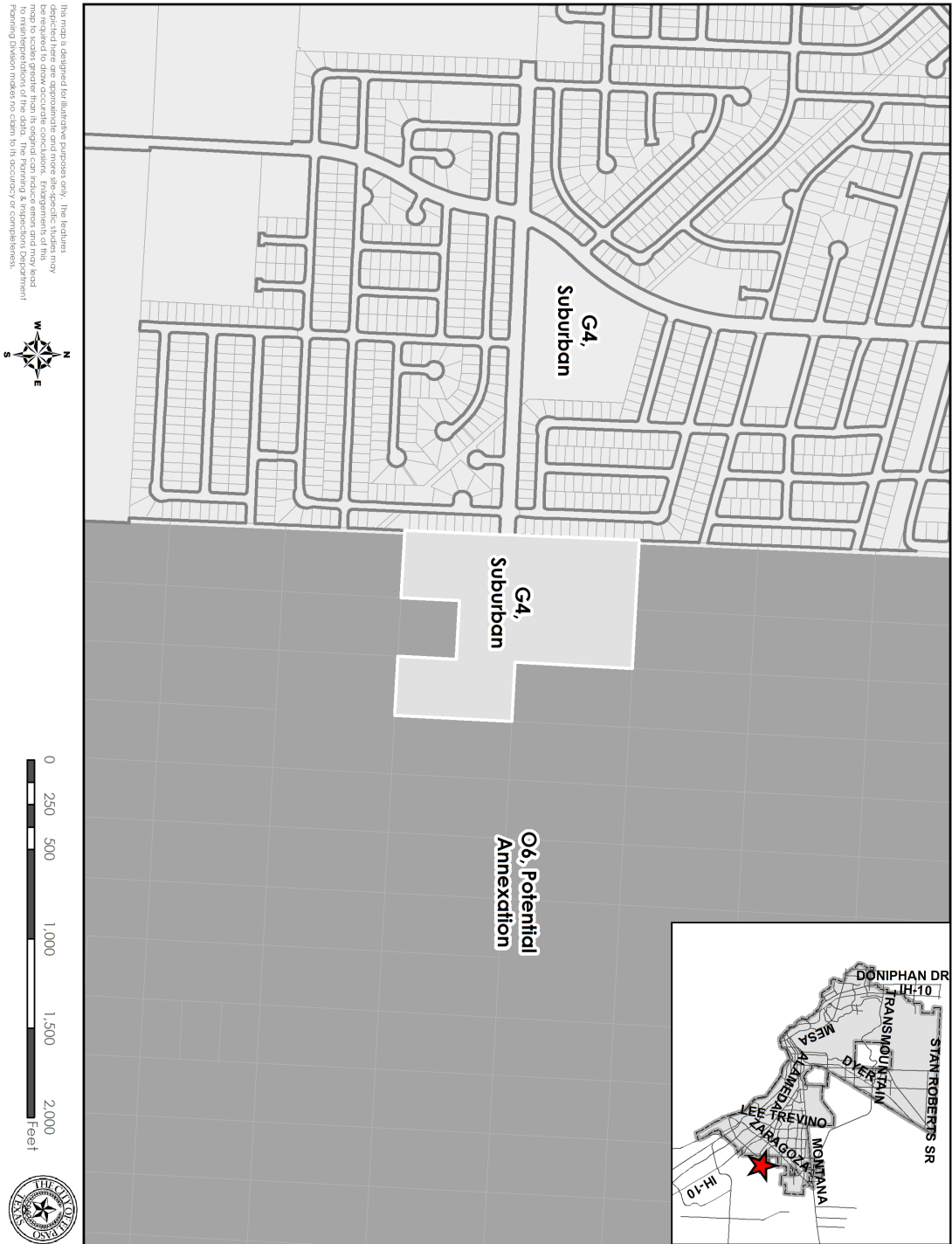


Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
19-1007-2500 / 925456
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RTA

PLCP19-00001

EXHIBIT A



ORDINANCE NO. _____
 19-1007-2500 / 925456
 Cuesta Del Sol
 RTA

PLCP19-00001

MEMORANDUM

DATE: September 10, 2019

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

FROM: Harrison Plourde, Long Range Lead Planner

SUBJECT: PLCP19-00001

The City Plan Commission (CPC), on September 12, 2019, heard the request to amend “Plan El Paso” to modify the Future Land Use Map designation for the subject property from “O-6, Potential Annexation” to “G-4, Suburban.”

There was no communication from the public for or against the amendment request.

Attachment:
Staff Report

BRANZ

September 12, 2019



SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-6, Potential Annexation, to G-4, Suburban, to accommodate proposed development on the newly annexed property.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent residential development and the policies of *Plan El Paso* for the G-4 Suburban Future Land Use designation.

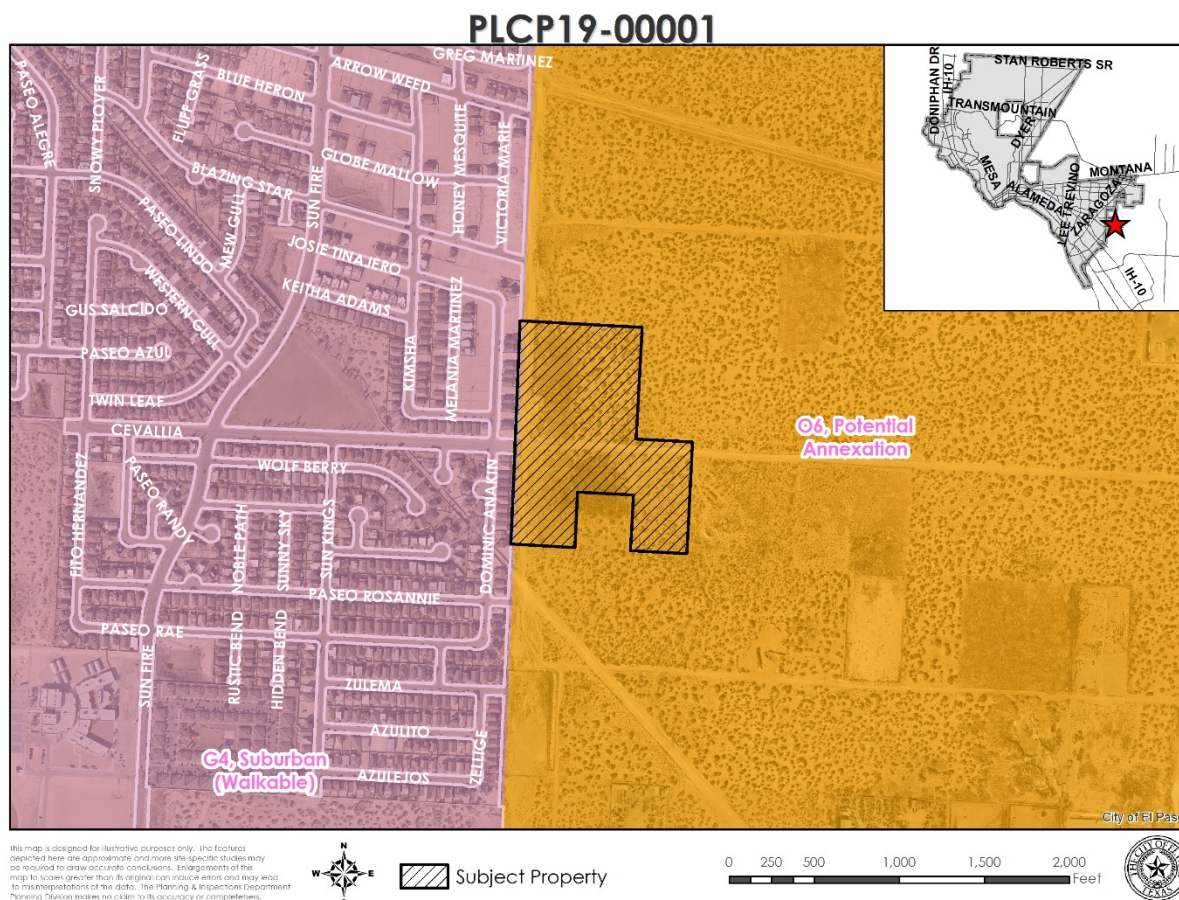


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 22.5 acre property in order to allow for single-family residential development. The subject property was annexed into the City of El Paso on August 20, 2019; as a result, the existing O-6 Future Land Use designation is no longer appropriate. The G-4 designation is most in character with the proposed development for the property, which is similar in scale and character to the nearby development in the City limits.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Properties in the City limits to the west of the subject property carry the G-4 designation and are predominantly developed with single-family residential uses. To the north, south, and east, all properties are vacant and outside of the City limits. The proposed development will act as an extension of the existing development pattern to the west.

COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment is in accordance with Plan El Paso, consider the following factors:	
Criteria	Does the Request Comply?
<p>Compatibility with Surroundings: The proposed designation is compatible with those surrounding the site:</p> <p>R-3A (Residential) District: The purpose of the district is to promote and preserve residential development within the City to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the district will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.</p>	<p>The applicant has submitted a request to rezone the subject property from R-F (Ranch Farm) to R-3A (Residential) to allow for the proposed development. The adjacent area to the west within City limits carries the R-3A zoning district and the proposed G-4 Future Land Use designation.</p>
Preferred Development Locations: Is the property in a "Compact Urban" area?	N/A

THE PROPOSED DESIGNATION'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.	Development of the subject property will result in the further expansion of the developed footprint of the City and will result in an increase of local and regional vehicular traffic, as well as the expansion of occupied land needed to be served by emergency services and other City resources.
Natural Environment: Anticipated effects on the natural environment.	The subject property is currently undeveloped land. No arroyos or sensitive environments are included in the subject property.
Stability: Whether the area is stable or in transition.	The area within City limits to the west was annexed in 2006 and developed in a manner similar to the proposed development. It is anticipated that this development pattern will continue in the immediate area.

Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject property was annexed this year with the intent of developing for single-family residential use, and therefore the 'Potential Annexation' designation is no longer appropriate.
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ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:

Access is proposed from Cevalia Avenue which is classified as a Minor Arterial. A subdivision plat must be approved prior to commencement of the proposed development; through this plat the property owner will dedicate multiple additional streets to provide access to the subject property.

CITY PLAN COMMISSION OPTIONS:

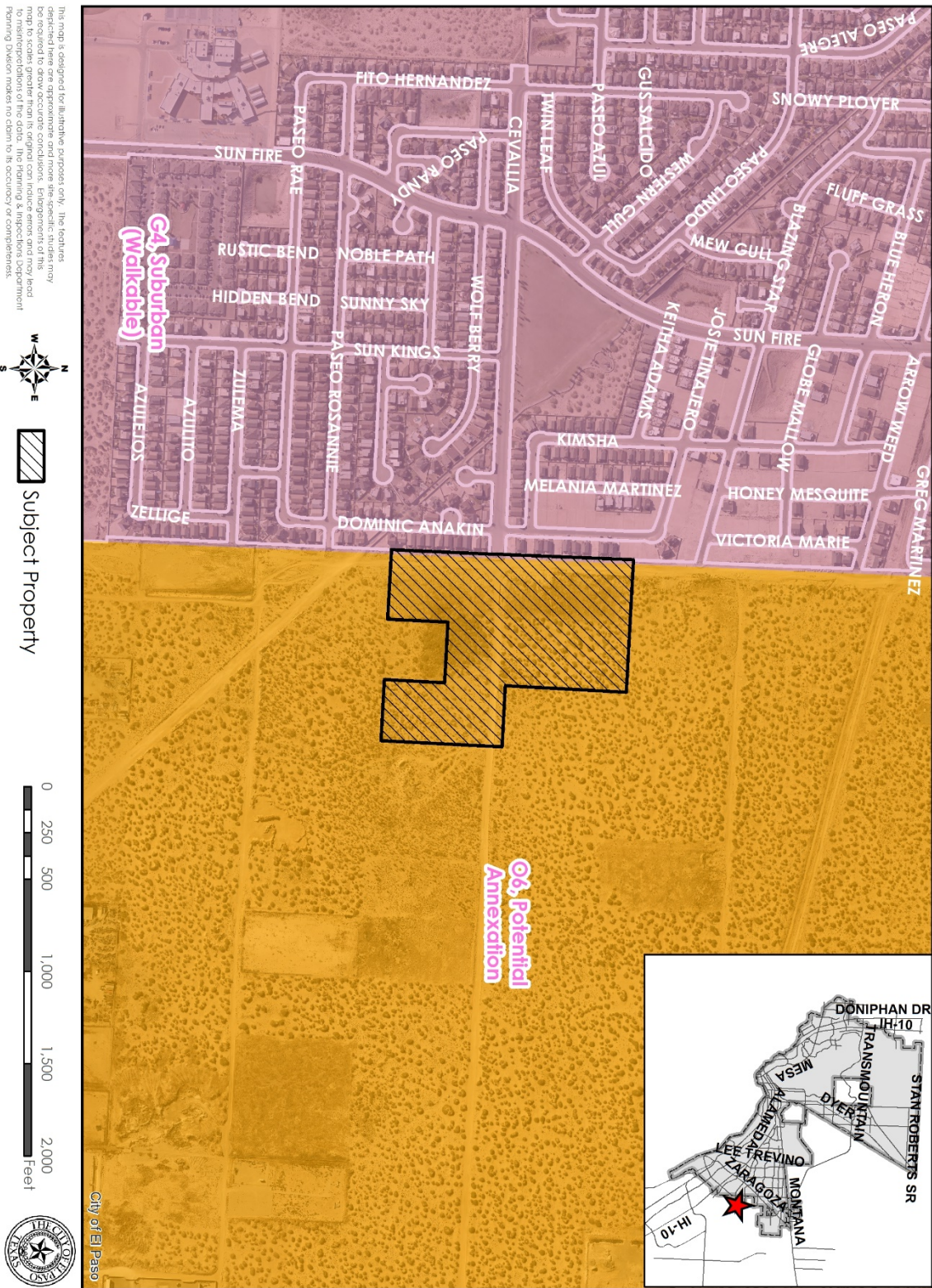
The City Plan Commission (CPC) has the authority to advise City Council on changes to the Comprehensive Plan. In evaluating the request, the CPC may take any of the following actions:

1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the request With Modifications** to bring the request into conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the request, finding that the request does not conform to the review criteria of *Plan El Paso* as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Proposed Future Land Use Map
2. DCC Comments

ATTACHMENT 1



ATTACHMENT 2

Planning and Inspections Department – Planning

Recommend approval.

Planning and Inspections Department – Building Plan Review

No comments received

Planning and Inspections Department – Land Development

No comments received

Fire Department

No comments received

Sun Metro

Sun Metro does not object to this request.

TxDOT

Development does not abut TxDOT right-of-way.

El Paso Water – Stormwater Engineering

EPW-Stormwater Engineering has reviewed the above-mentioned development and has no objections to proposed rezoning once the subdivision is annexed.

The proposed ponding area shall have enough capacity to hold the developed runoff for a designated 100-year storm event.