

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

**DEPARTMENT:** Planning and Inspections Department

**AGENDA DATE:** November 26, 2019

**PUBLIC HEARING DATE:** December 17, 2019

**CONTACT PERSON NAME AND PHONE NUMBER:** Philip Etiwe, 915-212-1553, [EtiwePF@elpasotexas.gov](mailto:EtiwePF@elpasotexas.gov)  
Karina Brasgalla, 915-212-1604, [BrasgallaKX@elpasotexas.gov](mailto:BrasgallaKX@elpasotexas.gov)

**DISTRICT(S) AFFECTED:** 2

**STRATEGIC GOAL:** 3

**SUBGOAL:** 3.1

**SUBJECT:**

APPROVE an ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as Section 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Survey; and A Portion of Lot 1, Block 2, Butterfield Trail Aviation Park #2; and Lot 2, Block 2, Butterfield Trail Aviation Parks #2 Replat; and Lots 3 to 15, Block 2, and Lots 1 and 2, Block 3, Butterfield Trail Aviation Park #3, City of El Paso, El Paso County, Texas, from O7, Urban Expansion to G7, Industrial. The proposed comprehensive plan amendment is in accordance with the policies of Plan El Paso, the City's Comprehensive Plan. Subject Property: 100 Global Reach Drive. Property Owner: City of El Paso. PLCP19-00002 (District 2)

**BACKGROUND / DISCUSSION:**

City Plan Commission (CPC) heard the case on November 21, 2019. The CPC staff report is attached.

**PRIOR COUNCIL ACTION:**

**AMOUNT AND SOURCE OF FUNDING:**

N/A

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\*\*\*\*\*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 (FLUM) CONTAINED IN “PLAN EL PASO” FOR THE PROPERTIES LEGALLY DESCRIBED AS SECTION 22, 23, 26, AND 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEY; AND A PORTION OF LOT 1, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK #2; AND LOT 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARKS #2 REPLAT; AND LOTS 3 TO 15, BLOCK 2, AND LOTS 1 AND 2, BLOCK 3, BUTTERFIELD TRAIL AVIATION PARK #3, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O7, URBAN EXPANSION TO G7, INDUSTRIAL.**

**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*.**

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

1. That the areas identified in "Exhibit A" and legally described as Section 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railway Company Survey; and A Portion of Lot 1, Block 2, Butterfield Trail Aviation Park #2; and Lot 2, Block 2, Butterfield Trail Aviation Parks #2 Replat; and Lots 3 to 15, Block 2, and Lots 1 and 2, Block 3, Butterfield Trail Aviation Park #3, 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 O7, Urban Expansion to G7, Industrial.
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 F. Etiwe, Director  
Planning & Inspections Department

**ORDINANCE NO.** \_\_\_\_\_  
19-1007-2543 / 946615  
9925 Alcan St.  
RTA

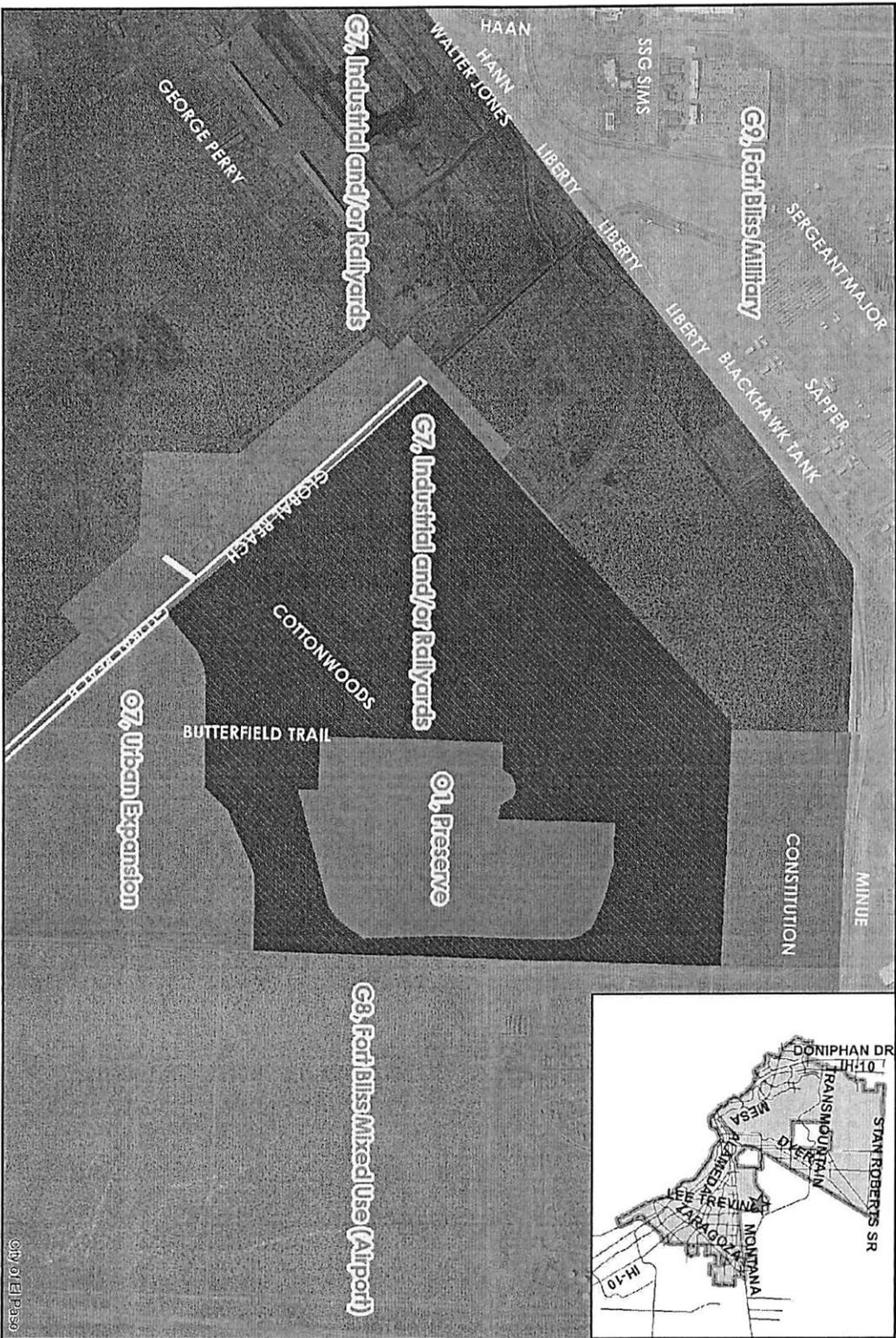
**PLCP19-00002**

Exhibit A: Future Land Use Map

This map is developed for informational purposes only. The inclusion of the subject property on this map does not constitute an endorsement or approval by the City of El Paso of any project or activity. The City of El Paso is not responsible for any errors or omissions on this map. The City of El Paso is not responsible for any damages or liabilities arising from the use of this map.



Subject Property



PLCP19-00002

ORDINANCE NO. \_\_\_\_\_  
 19-1007-2543 / 946615  
 9925 Alcan St.  
 RTA

PLCP19-00002

**MEMORANDUM**

**DATE:** November 19, 2019

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

**FROM:** Karina Brasgalla, Long Range Senior Planner

**SUBJECT: PLCP19-00002**

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The City Plan Commission (CPC), on November 21, 2019, heard the request to amend “Plan El Paso” to modify the Future Land Use Map designation for the subject property from “O-7, Urban Expansion” to “G-7, Industrial.”

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

**Attachment:**  
Staff Report

# El Paso International Airport-Butterfield Trail



City Plan Commission — November 21, 2019

<b>CASE NUMBER:</b>	<b>PLCP19-00002</b>
<b>CASE MANAGER:</b>	Karina Brasgalla, 915-212-1604, BrasgallaKX@elpasotexas.gov
<b>PROPERTY OWNER:</b>	City of El Paso (El Paso International Airport)
<b>REPRESENTATIVE:</b>	Brock & Bustillos, Inc.
<b>LOCATION:</b>	South of TX-601 Spur and East of Global Reach (District 2)
<b>PROPERTY AREA:</b>	740.2823 acres
<b>REQUEST:</b>	Adjust the Future Land Use designation from O-7, Urban Expansion, to G-7, Industrial
<b>RELATED APPLICATIONS:</b>	PZRZ19-00022 (Rezoning)
<b>PUBLIC INPUT:</b>	N/A

**SUMMARY OF REQUEST:** The El Paso International Airport is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for 21 properties, from O-7, Urban Expansion, to G-7, Industrial, to better reflect the potential development of the area.

**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 industrial developments and the policies of *Plan El Paso* for the G-7, Industrial, Future Land Use designation.

## PLCP19-00002



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 600 1,200 2,400 3,600 4,800 Feet



Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is proposing to adjust the Future Land Use designation in order to accurately reflect the development potential of the site and accommodate future airport supporting uses. The subject property was rezoned to SCZ (SmartCode Zone) in 2011 and designated O-7, Urban Expansion in 2012 upon the adoption of *Plan El Paso*. The proximity to the airport and Ft. Bliss means that the subject properties are subject to Federal Aviation Administration (FAA) and Department of Defense (DoD) regulations regarding the location of residential development. The site lies within an area unsuitable for residential uses and therefore cannot be developed in the manner prescribed by *Plan El Paso* under the O-7 designation. The G-7 designation is most in character with the potential development of the property and would allow for mixed-use development in the future, should regulations change.

This case is related to application number PZRZ19-00022, which requests to rezone the subject area from SCZ (Smart Code Zone) to C-4 (Commercial).

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The subject area is currently zoned SCZ (SmartCode Zone), and utilizes the SD3, SD4, and SD5 SmartCode Special Districts that were developed specifically for the airport area as well as the T1 Open Space transect. Surrounding land uses include airport infrastructure to the west and south (zoned M-1), and military infrastructure to the north (Ft. Bliss). Land to the east is vacant and within the City’s Extraterritorial Jurisdiction.

<b>COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment is in accordance with Plan El Paso, consider the following factors:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed Future Land Use designation for the property:</p> <p><b>G-7 – Industrial:</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso’s economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town</p>	<p>Plan El Paso calls out the G-7 designation as appropriate for industrial parks and industrial uses, which is in keeping with the surrounding and potential uses. The associated rezoning to C-4 will ensure that any proposed uses will remain compatible with the G-7 designation and allow for mixed-use development if residential restrictions were to change.</p>
<p><b>Preferred Development Locations:</b> Is the property in a “Compact Urban” area?</p>	<p>Under the previous O-7 designation, the properties were within a Compact Urban Area. The site is not appropriate for residential development due to FAA regulations and is not adequately served by transit, contrary to the Compact Urban Area policies.</p>

<b>THE PROPOSED DESIGNATION'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<b>Historic District or Special Designations &amp; Study Area Plans:</b> Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.	N/A
<b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested change.	No. There are no adverse effects anticipated by approval of the request.
<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property is currently undeveloped land. No arroyos or sensitive environments are included in the subject property.
<b>Stability:</b> Whether the area is stable or in transition.	The entire EPIA area has a stable base of commercial and light industrial uses, many of which hold multi-decade leases to the land with the airport.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject properties are directly abutting the airport and Ft. Bliss. Due to federal regulations, the site is not suitable for residential use, a critical component of successful Smart Growth development.

#### **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:

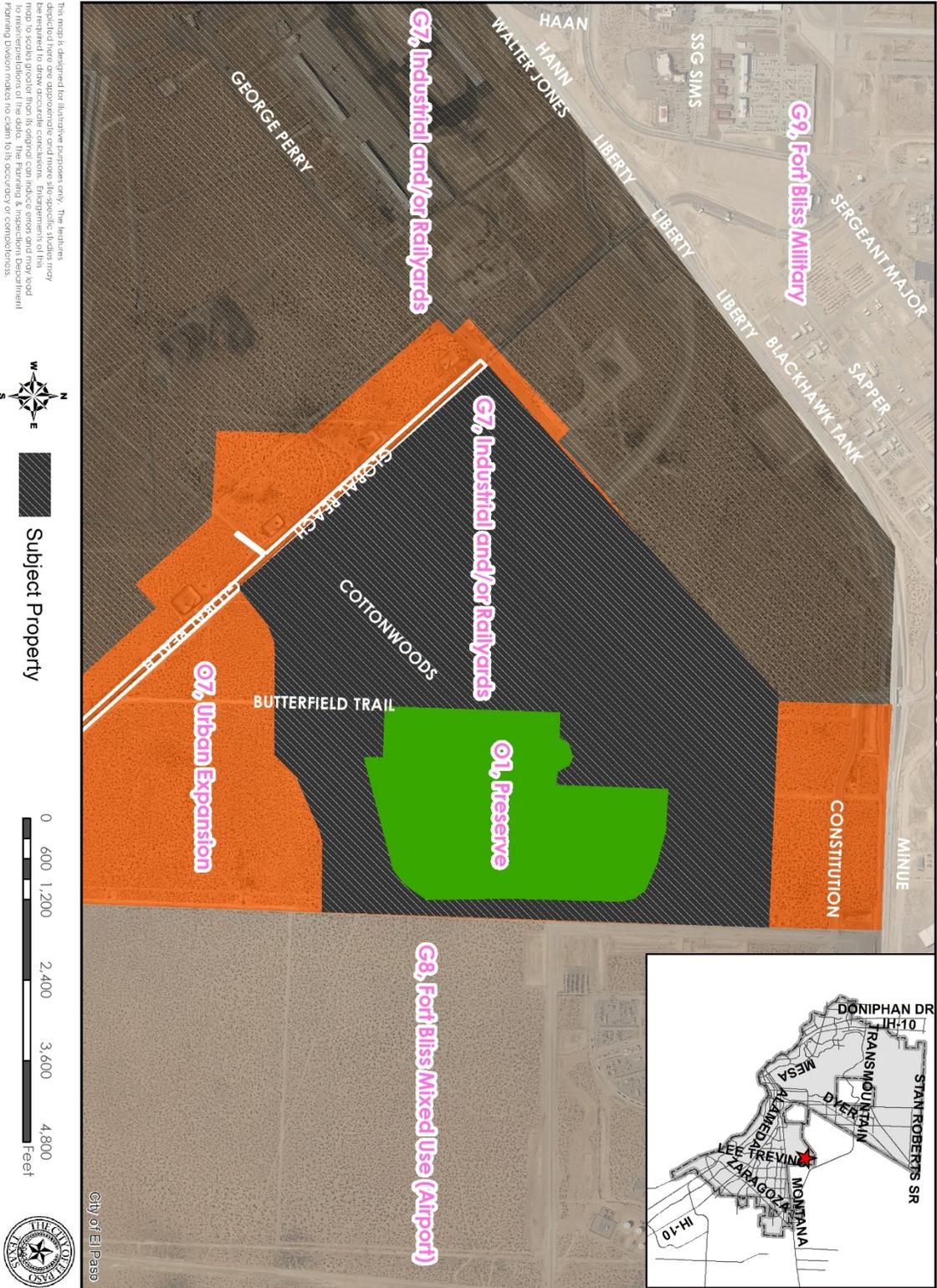
1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **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. Department Comments

# ATTACHMENT 1

PLCP19-00002



# **ATTACHMENT 2**

**Planning and Inspections Department – Long Range**

Recommend approval.

**Fire Department**

No adverse comments.

**Sun Metro**

No objections.

**Texas Department of Transportation:**

Development does not abut TXDOT right-of-way.