

**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
Karina Brasgalla, 915-212-1604, BrasgallaKX@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

STRATEGIC GOAL: 3

SUBGOAL: 3.1

SUBJECT:

APPROVE an ordinance changing the zoning of 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 SCZ (SmartCode Zone) to C-4 (Commercial). The penalty is as provided for in Chapter 20.24 of the El Paso City Code. The proposed rezoning meets the intent of the Future Land Use designation for the property and is in accordance with Plan El Paso, the City's Comprehensive Plan. Subject Property: 100 Global Reach Drive. Property Owner: City of El Paso. PZRZ19-00022 (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

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

DEPARTMENT HEAD:



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

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF 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 SCZ (SMARTCODE ZONE) TO C-4 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

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

Pursuant to Section 20.04.360 of the El Paso City Code, the zoning of 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, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from SCZ (Smartcode Zone) to C-4 (Commercial), as defined in 20.06.020, and that the zoning map of the City of El Paso be revised accordingly.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2019.

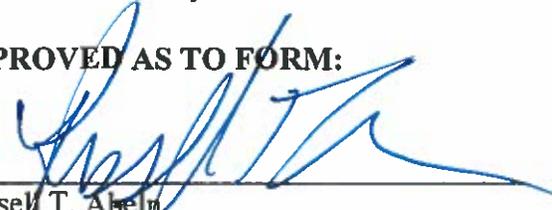
THE CITY OF EL PASO:

Dee Margo, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Russell T. Abela
Assistant City Attorney

APPROVED AS TO CONTENT:



Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZRZ19-00022

19-1007-2543 / 946616

9925 Alcan St.

RTA

Exhibit A



ROMAN MUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
AARON ALVARADO, R.L.P.S.
Vice President - Surveying
TBPE Reg. No. F-737
TBPLS Reg. No. 101314-00

METES AND BOUNDS DESCRIPTION

A 1,036.9545 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as Lots 1-2, Block 3, Lots 3-15, Block 2, Butterfield Trail Aviation Park Unit Three, as recorded in File No. 2008008611, El Paso County Plat Records; Lot 1, Block 2, Butterfield Trail Aviation Park Unit Two, as filed in Volume 78, Pages 87 and 87A, El Paso County Plat Records; portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, Replat B, as recorded in File No. 20160034630, El Paso County Plat Records; and portions of Sections 22, 23, 26 and 27, Block 80, Township 2, Texas and Pacific Railway Company Surveys and being more particularly described by metes and bounds as follows:

COMMENCING for reference at a city monument found near the centerline right-of-way intersection of Walter Jones Boulevard (180 feet wide) and George Perry Boulevard (120 feet wide), said monument lying 10.06 feet northeast of the centerline of said Walter Jones Boulevard; *WHENCE*, a city monument found at the centerline right-of-way intersection of said George Perry Boulevard and Guadalupe Pass Drive (76 feet wide), bears South 48°45'26" West (South 45°41'01" West-record), a distance of 1,577.91 feet; *THENCE*, leaving the centerline of said George Perry Boulevard, South 41°14'33" East (South 44°18'58" East-record) a distance of 110.00 feet to the termination of said Walter Jones Boulevard as shown on said Butterfield Trail Aviation Park Unit One for the *POINT OF BEGINNING* of the parcel herein described;

THENCE, following said termination of Walter Jones Boulevard, North 48°45'26" East (North 45°41'01" East-record) a distance of 110.00 feet to the beginning of a non-tangent curve to the right;

THENCE, continuing along said termination of Walter Jones Boulevard along the arc of said non-tangent curve to the right having a radius of 50.00 feet, a central angle of 89°59'56", an arc length of 78.54 feet and whose long chord bears North 03°45'27" East (North 00°41'02" East-record), a distance of 70.71 feet to a point of tangency;

THENCE, leaving said termination of Walter Jones Boulevard, North 48°45'26" East (North 45°41'01" East-record) a distance of 3,806.94 feet to an angle of the parcel herein described;

THENCE, South 87°49'33" East (North 89°06'02" East-record) a distance of 3,492.97 feet to the west boundary line of Fort Bliss Military Reservation for the northeast corner of the parcel herein described,

THENCE, following the west boundary line of said Fort Bliss Military Reservation, South 02°07'40" West (South 00°56'45" East-record) a distance of 6,587.30 feet to the southeast corner of the parcel herein described;

417 Executive Center Blvd. • El Paso, Texas 79902 • P - (915) 542-4900 • F - (915) 542-2867 • www.brockbustillos.com

THENCE, leaving the west boundary line of said Fort Bliss Military Reservation, North 87°52'37" West (North 89°05'58" West~record) a distance of 533.55 feet to a point of curvature;

THENCE, along the arc of a curve to the left having a radius of 2,377.00 feet, a central angle of 23°21'09", an arc length of 968.81 feet and whose long chord bears South 80°26'48" West (South 77°22'23" West~record), a distance of 962.12 feet to a point of tangency;

THENCE, South 68°46'14" West (South 65°41'49" West~record) a distance of 645.72 feet to an angle point of the parcel herein described;

THENCE, South 41°57'56" West (South 38°53'31" West~record) a distance of 516.80 feet to an angle point of the parcel herein described;

THENCE, North 89°30'18" West (South 89°25'17" West~record) a distance of 1,514.94 feet to an angle point of the parcel herein described;

THENCE, South 80°04'59" West (South 77°00'34" West~record) a distance of 470.45 feet to an angle point of the parcel herein described;

THENCE, South 48°48'31" West (South 45°44'06" West~record) a distance of 604.45 feet to the northeasterly right-of-way line of Global Reach Drive (120 feet wide) for the most southerly corner of the parcel herein described;

THENCE, following the northeasterly right-of-way line of said Global Reach Drive, North 42°08'28" West (North 45°12'53" West~record) a distance of 4,845.18 feet to a point of curvature;

THENCE, continuing along the northeasterly right-of-way line of said Global Reach Drive along the arc of a curve to the right having a radius of 45.00 feet, a central angle of 88°12'50", an arc length of 69.28 feet and whose long chord bears North 01°58'02" East (North 01°06'23" West~record), a distance of 62.64 feet to the southeasterly right-of-way line of said George Perry Boulevard for a point of curvature;

THENCE, following the southeasterly right-of-way line of said George Perry Boulevard along the arc of a curve to the right having a radius of 12,478.94 feet, a central angle of 02°40'54", an arc length of 584.06 feet and whose long chord bears North 47°24'59" East (North 44°20'34" East~record), a distance of 584.01 feet to a point of tangency;

THENCE, continuing along the southeasterly right-of-way line of said George Perry Boulevard, North 48°45'26" East (North 45°41'01" East~record) a distance of 1,811.90 feet to a point of curvature;

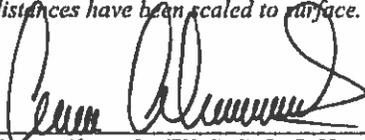
THENCE, continuing the southeasterly right-of-way line of said George Perry Boulevard along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 90°00'04", an arc length of 78.54 feet and whose long chord bears South 86°14'29" East (South 89°18'59" East~record), a distance of 70.71 feet to the termination of said Walter Jones Boulevard;

417 Executive Center Blvd. • El Paso, Texas 79902 • P • (915) 542-4900 • F • (915) 542-2867 • www.brockbustillos.com

THENCE, following the termination of said Walter Jones Boulevard, North 48°45'26" East (North 45°41'02" East-record) a distance of 62.07 feet to the **POINT OF BEGINNING**.

Said parcel containing 1,036.9545 acres (45,169,740.2 square feet), more or less, and being subject to all easements, restrictions and covenants of record.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone 4203, NAD 83. All distances have been scaled to surface.



Aaron Alvarado, TX. R. P. L. S. No. 6223
Date: August 16, 2019
05100-091-EPIA-REZONE-DESC.doc



MEMORANDUM

DATE: November 19, 2019

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

FROM: Karina Brasgalla, Long Range Senior Planner

SUBJECT: PZRZ19-00022

The City Plan Commission (CPC), on November 21, 2019, heard the request to rezone from SCZ (SmartCode Zone) to C-4 (Commercial).

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

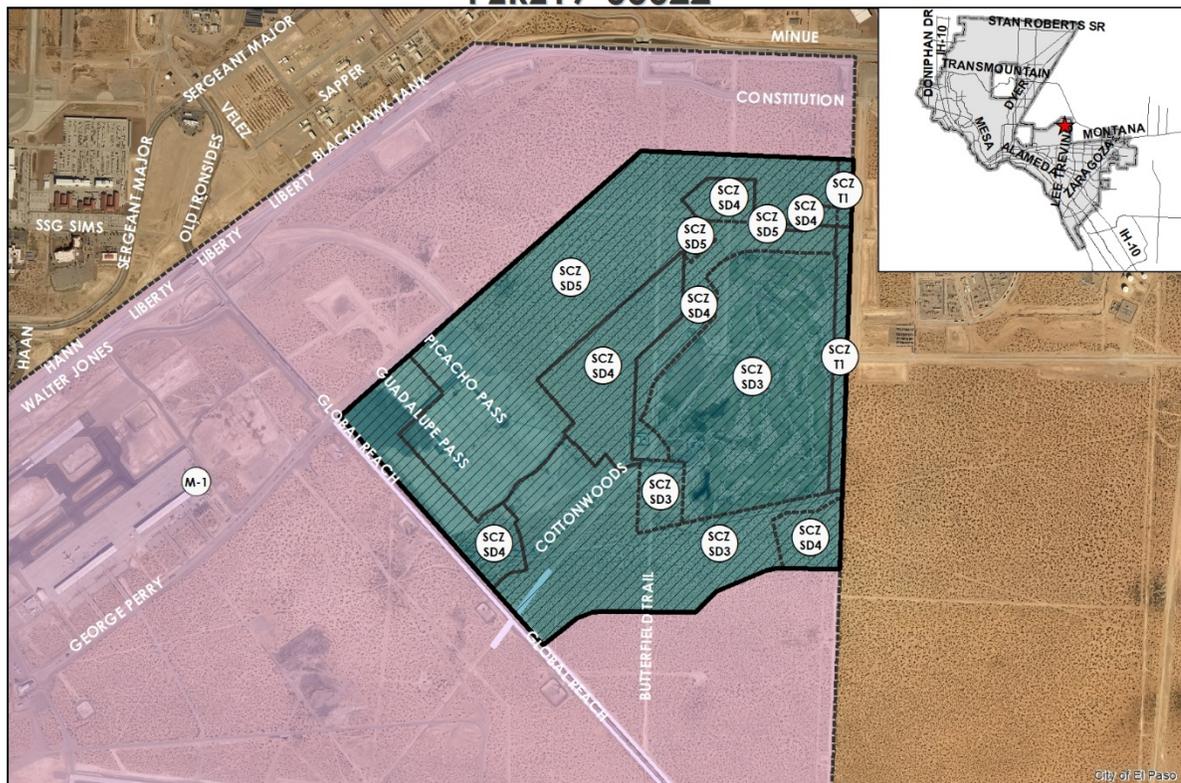
REZONING

CASE NUMBER:	PZRZ19-00022
CASE MANAGER:	Karina Brascgalla, 915- 212-1604, BrascgallaKX@elpasotexas.gov
PROPERTY OWNER:	City of El Paso (El Paso International Airport)
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	South of TX-601 Spur and East of Global Reach (District 2)
PROPERTY AREA:	740.2823 acres
REQUEST:	Rezone from SCZ (SmartCode Zone) to C-4 (Commercial)
RELATED APPLICATIONS:	PLCP19-00002 (Comprehensive Plan Amendment)
PUBLIC INPUT:	None

SUMMARY OF REQUEST: The El Paso International Airport is requesting a rezoning of 21 properties, from SCZ (SmartCode Zone) to C-4 (Commercial) to accommodate future heavy commercial uses.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating Committee recommends **APPROVAL** of the rezoning from SCZ to C-4. The proposed zoning district is consistent with the proposed uses on the subject properties and with the policies of *Plan El Paso* for the G-7, Industrial Future Land Use designation.

PZRZ19-00022



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 & Inspections 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 El Paso International Airport has submitted a rezoning application for 21 properties owned by the City of El Paso and managed by El Paso International Airport, generally situated South of George Perry and East of Global Reach. The airport is requesting a rezoning from SCZ (SmartCode Zone) to C-4 (Commercial) to accommodate future heavy commercial uses. The applicant does not propose any new structure or uses for any of the included properties at this time. 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, Urban Expansion designation.

PREVIOUS CASE HISTORY: The subject properties were rezoned from A-3 (Apartment), C-4 (Commercial), and M-1 (Light Manufacturing) to SmartCode in 2011 (PZRZ11-00015).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The majority of the subject properties are located in the El Paso International Airport Tracts subdivisions, which were platted between 1962 and 1996. The easternmost subject property is unplatted. 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. The nearest park is Edgemere Park Pond (11,877 feet). The nearest school is R.E.L. Washington Elementary (11,731 feet).

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Criteria	Does the Request Comply?
<p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-7, Industrial: 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>Yes. The G-7 designation is appropriate for potential industrial park uses and matches the designation of the rest of the airport property. The policy guidance from <i>Plan El Paso</i> would allow the properties to convert into a mixed-use development, should conditions allow.</p>
<p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-4 (Commercial) District: The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.</p>	<p>Yes. Future uses on the subject properties will include heavy commercial uses related to airport operations, which are permitted in the C-4 district.</p>

COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with <i>Plan El Paso</i>, consider the following factors:	
Preferred Development Locations: Is the property in a “Compact Urban” area?	N/A
THE PROPOSED ZONING DISTRICT’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 rezoning.	No. There are no adverse effects anticipated.
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 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.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.	The subject properties are directly abutting the airport and Ft. Bliss. Due to Federal Aviation Administration regulations, the site is not suitable for residential use, a critical component of successful Smart Growth development

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: What is the classification and assembly of the street the subject property takes access from? Would the streets used to access the lot be adequate for all of the uses permitted in the proposed zone? Are there other facilities/infrastructure nearby that might affect a staff recommendation?

PUBLIC COMMENT: Notice was provided to all property owners within 300 feet of subject property on November 5, 2019. There has been no communication in support or in opposition to the request.

RELATED APPLICATIONS: Case PLCP19-00002 is a Comprehensive Plan Amendment to modify the Future Land Use Map for the subject properties, changing the designation from O-7, Urban Expansion to G-7, Industrial.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

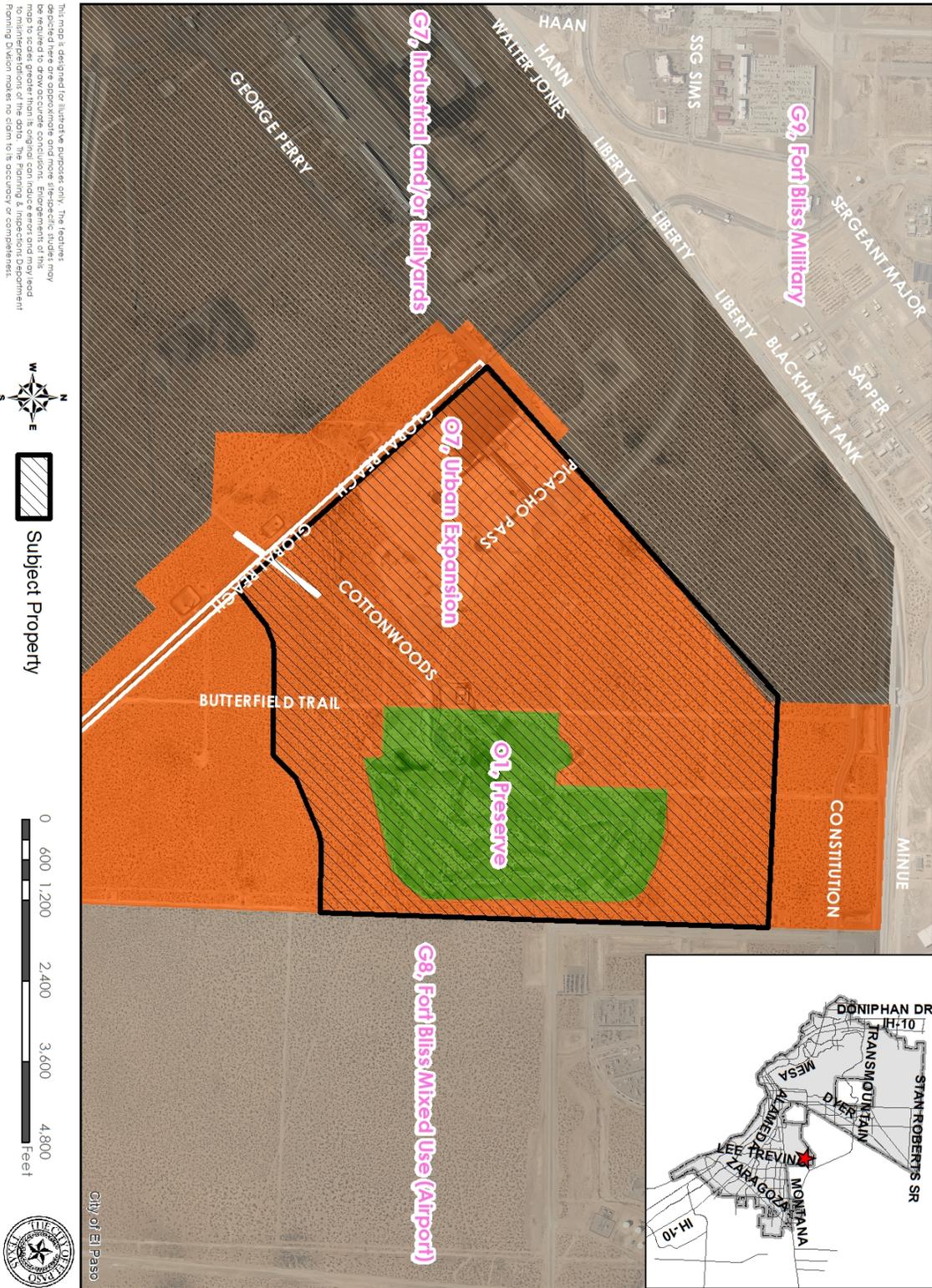
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **Recommend Approval of the rezoning 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 rezoning 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. Existing Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map

ATTACHMENT 1

PZR19-00022



ATTACHMENT 2

Planning and Inspections Department – Planning

The Planning division recommends approval of the rezoning request.

EPCWID

Not within the boundaries of the EPCWID No. 1 boundaries.

Fire Department

Recommend approval.

Sun Metro

No objections.

Texas Department of Transportation

Not abutting TxDOT right-of-way.

ATTACHMENT 3

PZR19-00022

