

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

**AGENDA DATE:** September 14, 2021  
**PUBLIC HEARING DATE:** October 12, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Adriana Martinez, (915) 212-1611

**DISTRICT(S) AFFECTED:** District 1

**STRATEGIC GOAL:** #3 Promote the Visual Image of El Paso

**SUBGOAL:** 3.1 Provide business friendly permitting and inspection processes  
3.2 Improve the visual impression of the community

**SUBJECT:**

An Ordinance changing the zoning of the following real property known as:

Parcel 1: A 770. 7639 acre parcel known as, All of S. J. Larkin Survey No. 267, a portion of Nellie D. Mundy Survey No. 246, a portion of Tract 1, S. J. Larkin Survey No. 268 and a portion of Tract 1A, S. J. Larkin Survey No. 269 located within the corporate limits of the City of El Paso, El Paso County, Texas from SCZ (Smart Code) to NOS (Natural Open Space); and,

Parcel 2: A 230.9228 acre parcel known as, A portion of Tract 1, Nellie D. Mundy Survey No. 246, a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys and a portion of Tract 1, S. J. Larkin Survey No. 269, located within the corporate limits of the City of El Paso, El Paso County, Texas, from SCZ (Smart Code) to NOS (Natural Open Space). 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: Northwest El Paso, abutting the Franklin Mountain State Park  
Applicant: City of El Paso – Capital Improvement Department c/o Santiago Vallejo-Gutierrez; PZRZ21-00021

**BACKGROUND / DISCUSSION:**

This is a City initiated request to rezone approximately 1,001 acres of land from SCZ (Smart Code) to NOS (Natural Open Space). The City Plan Commission recommended 5-0 to approve the proposed request on August 26, 2021. As of August 26, 2021, the Planning Division has received two (2) calls in support; two (2) emails and twelve (12) calls of inquiry; none against the rezoning. The Open Space Advisory Board recommended 5-0 to approve the rezoning request on September 1, 2021 with the condition to conserve the property in its natural state. See attached staff report for additional information.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED?**  YES  NO

**PRIMARY DEPARTMENT:** Planning & Inspections, Planning Division

**SECONDARY DEPARTMENT:** N/A

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

**DEPARTMENT HEAD:**

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*Philip Etiwe*

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

AN ORDINANCE CHANGING THE ZONING OF THE FOLLOWING REAL PROPERTY KNOWN AS:

**PARCEL 1:** A 770.7639 ACRE PARCEL KNOWN AS, ALL OF S. J. LARKIN SURVEY NO. 267, A PORTION OF NELLIE D. MUNDY SURVEY NO. 246, A PORTION OF TRACT 1, S. J. LARKIN SURVEY NO. 268 AND A PORTION OF TRACT 1A, S. J. LARKIN SURVEY NO. 269 LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM SCZ (SMART CODE) TO NOS (NATURAL OPEN SPACE); AND,

**PARCEL 2:** A 230.9228 ACRE PARCEL KNOWN AS, A PORTION OF TRACT 1, NELLIE D. MUNDY SURVEY NO. 246, A PORTION OF SECTION 9, BLOCK 82, TOWNSHIP 1, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS AND A PORTION OF TRACT 1, S. J. LARKIN SURVEY NO. 269, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM SCZ (SMART CODE) TO NOS (NATURAL OPEN SPACE).

**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, that the zoning of *Parcel 1:* A 770.7639 acre parcel known as, All of S. J. Larkin Survey No. 267, a portion of Nellie D. Mundy Survey No. 246, a portion of Tract 1, S. J. Larkin Survey No. 268 and a portion of Tract 1A, S. J. Larkin Survey No. 269 located within the corporate limits of the 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; and, *Parcel 2:* A 230.9228 acre parcel known as, A portion of Tract 1, Nellie D. Mundy Survey No. 246, a portion of Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys and a portion of Tract 1, S. J. Larkin Survey No. 269, located within the corporate limits of the 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 as listed for **PARCEL 1: FROM SCZ (SMART CODE) TO NOS (NATURAL OPEN SPACE); PARCEL 2: FROM SCZ (SMART CODE) TO NOS (NATURAL OPEN SPACE);** as defined in Section 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.

*(Signatures Begin on Following Page)*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**THE CITY OF EL PASO:**

**ATTEST:**

\_\_\_\_\_  
Oscar Leeser  
Mayor

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Russell T. Abeln  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Philip F. Etiwe, Director  
Planning and Inspections Department



ROMAN BUSTILLOS, P.E.  
President  
RANDY P. BROCK, P.E.  
Executive Vice President  
SERGIO J. ADAME, P.E.  
Vice President - Engineering  
ISAAC CAMACHO, R.P.L.S.  
Survey Manager  
TBPE Reg No. F-737  
TBPS Reg No. 101314-00

## METES AND BOUNDS DESCRIPTION

### *"Pod 1"*

*A 770.7639 acre parcel situate within the corporate limits of the City of El Paso, El Paso County, Texas as all of S. J. Larkin Survey No. 267, a portion of Nellie D. Mundy Survey No. 246, a portion of Tract 1, S. J. Larkin Survey No. 268 and a portion of Tract 1A, S. J. Larkin Survey No. 269 and being more particularly described by metes and bounds as follows.*

**COMMENCING** for reference at a two inch pipe found for the corner common to Nellie D. Mundy Survey No. 242, Nellie D. Mundy Survey No. 243, Nellie D. Mundy Survey No. 246 and S. J. Larkin Survey No. 267, whence a two inch pipe found for the corner common to Nellie D. Mundy Survey No. 246, S. J. Larkin Survey No. 267, S. J. Larkin Survey No. 268 and S. J. Larkin Survey No. 269 bears South 86°45'05" East, a distance of 5,215.19 feet; **THENCE**, leaving the corner common to said Surveys 242, 243, 246 and 267 and following the boundary line common to said Survey No. 242 and said Survey No. 267, South 03°13'31" East, a distance of 335.33 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the **POINT OF BEGINNING** of the parcel herein described;

**THENCE**, leaving the boundary line common to said Survey No. 242 and said Survey No. 267, North 86°42'50" East, a distance of 459.16 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 79°30'09" East, a distance of 399.79 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 86°17'53" East, a distance of 444.96 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 01°30'00" East, at a distance of 191.69 feet pass the boundary line common to said Survey 246 and said Survey No. 267 and at a total distance of 543.07 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 88°30'00" East, a distance of 151.12 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 01°30'00" East, a distance of 1,078.12 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for a point of curvature;

**THENCE**, following the arc of a curve to the right having a radius of 885.00 feet, a central angle of 07°13'57", an arc length of 111.71 feet and whose long chord bears North 05°06'58" East, a distance of 111.64 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for a point of tangency;

**THENCE**, North 08°43'57" East, a distance of 344.25 feet to a TXDOT brass cap right-of-way marker found on the south right-of-way line of Transmountain Drive for an angle point;

**THENCE**, following the south right-of-way line of Transmountain Drive, South 81°16'03" East, a distance of 130.00 feet to a TXDOT brass cap right-of-way marker found for an angle point;

**THENCE**, leaving the south right-of-way line of Transmountain Drive, South 08°43'57" West, a distance of 344.25 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for a point of curvature;

**THENCE**, following the arc of a curve to the left having a radius of 755.00 feet, a central angle of 07°13'57", an arc length of 95.30 feet and whose long chord bears South 05°06'58" West, a distance of 95.24 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for a point of tangency;

**THENCE**, South 01°30'00" West, a distance of 1.078.12 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 88°30'00" East, a distance of 227.46 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 01°30'00" East, a distance of 95.89 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 55°57'25" East, a distance of 438.65 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point

**THENCE**, North 82°16'41" East, a distance of 1,256.12 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 86°18'49" East, a distance of 342.69 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 75°42'25" East, a distance of 889.75 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, South 79°44'46" East, at a distance of 633.12 feet pass the boundary line common to said Survey No. 246 and said Survey No. 269 and at a total distance of 738.12 feet to 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point;

**THENCE**, North 84°14'30" East, a distance of 126.43 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for the northeast corner of the parcel herein described;

**THENCE**, South 22°33'29" East, a distance of 675.67 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, North 70°50'06" East, a distance of 282.19 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 24°47'32" East, at a distance of 253.14 feet pass the boundary line common to said Survey No.268 and said survey No. 269 and at a total distance of 320.89 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 14°04'36" West, a distance of 173.13 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 36°30'46" West, a distance of 320.24 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 49°50'39" West, a distance of 493.62 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 37°33'14" West, a distance of 612.58 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the line boundary line common to said Survey No. 268 and said Survey No. 267 for an angle point;

**THENCE**, following the line boundary line common to said Survey No. 268 and said Survey No. 267, South 02°42'36" West, a distance of 1,106.06 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the northerly boundary line of El Paso Water Utilities Artcraft Tank No. 3 for an angle point;

**THENCE**, leaving the boundary line common to said Survey No. 268 and said Survey No. 267 and following the northerly boundary line of said Tank No. 3, South 89°59'11" East, a distance of 661.19 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the easterly boundary line of said Tank No. 3 for an angle point;

**THENCE**, leaving the northerly boundary line of said Tank No. 3 and following the easterly boundary line of said Tank No. 3, South 00°00'23" West, a distance of 345.15 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the southeasterly boundary line of said Tank No. 3 for an angle point;

**THENCE**, leaving the easterly boundary line of said Tank No. 3 and following the southeasterly boundary line of said Tank No. 3, South 39°07'13" West, a distance of 201.94 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, leaving the southeasterly boundary line of said Tank No. 3 South 37°29'42" East, a distance of 553.44 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

**THENCE**, South 03°41'39" West, a distance of 1,369.03 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the west boundary line of the Franklin Mountain State Park for an angle point;

**THENCE**, following the west boundary line of the Franklin Mountain State Park, South 70°15'20" West, a distance of 963.68 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the boundary line common to said Survey No. 268 and said Survey No. 267 for an angle point;

**THENCE**, continuing along the west boundary line of the Franklin Mountain State Park and the boundary line common to said Survey No. 268 and said Survey No 267, South 02°42'36" West, a distance of 187.51 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the boundary line common to said Survey No. 268, said Survey No. 267 and S. J. Larkin Survey No. 266 for the southeast corner of the parcel herein described;

**THENCE**, leaving the boundary line common to said Survey No. 268 and said Survey No. 267 and following the boundary line common to said Survey No. 267 and said Survey No. 266, North 86°45'02" West, a distance of 5,262.60 feet to a 1/2 inch rebar with survey cap No. TX 5337 found on the line boundary line common to said Survey No. 242 and said Survey No. 267 for the southwest corner of the parcel herein described;

**THENCE**, leaving the boundary line common to said Survey No. 267 and said Survey No. 266 and following the boundary line common to said Survey No. 242 and said Survey No. 267, North 03°13'31" East, a distance of 4,936.60 feet the **POINT OF BEGINNING**;

Said parcel contains 770.7639 acres (33,574,475.1 square feet), more or less, and being subject to all easements of record.

I hereby certify that this description was prepared by me or under my supervision.

  
Isaac Camacho,  
TX. R. P. L. S. No. 5337  
Date: January 18, 2013  
06425-110A Pod 1 Desc





**DESCRIPTION OF REQUEST:** This is a City initiated request to rezone approximately 1,001 acres of land, including the area around Lost Dog Trail, from SCZ (Smart Code) to NOS (Natural Open Space). The subject property is located West of Franklin Mountains State Park, north of the Cimarron Cove and Lomas Del Sol subdivisions, and east of the Falls at Cimarron Subdivision. The property lies within the Northwest Planning area. The purpose of the rezoning is to preserve 1,001 acres of land in perpetuity in its natural state.

**PREVIOUS CASE HISTORY:**

- In 2012, 658 acres of land were transferred to the Franklin Mountain State Park, while the remaining approximate 1,001 acres were rezoned to Smart Code for the purpose of future planned, contiguous development.
- On May 4, 2019, voter referendum to preserve this land.
- On May 14, 2019, following the initiative petition process and a special election approved by City of El Paso voters to preserve in its natural state approximately 1,000 acres of land owned by the City and located in Northwest El Paso, the City Council unanimously approved an ordinance preserving, in its natural state and in perpetuity, the approximate 1,000 acres of land.
- On April 27, 2021, City Council voted unanimously to allow a conservation easement to preserve the property in its natural state to include the Lost Dog Trail.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The proposed NOS (Natural Open Space) zone district meets the intent of the O-2 (Natural) and O-7 (Urban Expansion) land use designation of *Plan El Paso*, the City of El Paso's Comprehensive Plan in the Northwest Planning area. The nearest park is Cimarron Cove Park (0.15 miles) and the nearest school is Silvestre & Carolina Reyes (Pre-K-8) Elementary School (0.62 miles).

<b>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:</b>	
<b>Criteria</b>	<b>Does the Request Comply?</b>
<p><b>Future Land Use Map:</b> Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p><b>O-2 (Natural):</b> Foothills, bosques, wetlands, critical arroyos, and other natural features owned by private or public entities but currently without protected status. Examples include the Castner Range and private tracts in and around the Franklin Mountains and Hueco Tanks State Parks. City regulations and policy decisions should help keep these lands in their natural state for drainage, natural habitat, and scenic protection. Public acquisition should be considered especially when key drainage features can be protected.</p> <p><b>O-7 (Urban Expansion):</b> Developable land currently owned by the City of El Paso where master planning is underway for potential urban expansion before 2030 using Smart Growth principles.</p>	<p>Yes, the purpose of the rezoning from SCZ (Smart Code) to NOS (Natural Open Space) is to prevent development on the 1,001 acres locally known as Lost Dog and to preserve it in its natural state. The preservation of land complies with the O-2 (Natural) and O-7 (Urban Expansion) land use designation of <i>Plan El Paso</i>, the City of El Paso's Comprehensive Plan.</p>

<b>COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors:</b>	
<p><b>Compatibility with Surroundings:</b> The proposed zoning district is compatible with those surrounding the site:</p> <p><b>NOS (Natural Open Space District):</b> Preserve and protect natural features of the mountain and hillside, arroyo, and desert flatland areas. Shall remain undeveloped, except allowed and in accordance with an approved detailed site plan and any approved special permit.</p>	<p>Yes, the proposed zone district is compatible with the surrounding areas. The surrounding areas are zoned R-3 (Residential), R-3A (Residential), R-3A/c (Residential/conditions), SCZ (Smart Code), PMD (Planned Mountain Development), and C-3/c (Commercial/conditions) which are currently vacant or feature single-family dwellings and the Franklin Mountains.</p>
<p><b>Preferred Development Locations:</b> Yes. As per Policy 1.10.1, the proposed rezoning is appropriate and encourages to keep these lands in their natural state for drainage, natural habitat, and scenic protection.</p>	<p>Yes. The proposed development is abutting the Franklin Mountain State Park. It also in alignment with the approved conservation easement and Council direction received April 27, 2021, which calls for land to be left primarily natural and undisturbed landscape for preservation or conservation of the natural resources.</p>
<b>THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:</b>	
<p><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 areas plans, including land-use maps in those plans.</p>	<p>Yes, the proposed rezoning is within the Hillside and Mountain Development designation areas. Any proposed rezoning's within the Hillside and Mountain Development designation areas are also presented to the Open Space Advisory Board for their recommendation.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p>	<p>There are no adverse effects anticipated from the proposed rezoning. The proposal is to rezone the property to Natural Open Space, which calls for land to be left primarily natural and undisturbed landscape for preservation or conservation of the natural resources.</p>
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	<p>No effect on the natural environment is anticipated. There is no development being proposed.</p>
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	<p>The area is stable and not in transition. This request for this land will align with the approved conservation easement.</p>
<p><b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property.</p>	<p>Yes. The area, over 1,000 acres of land on either side of Transmountain, is currently zoned SmartCode which would allow for a mix of uses, including residential and commercial development. The proposal is to rezone the property to Natural Open Space, which is aligned with the 2019 voter referendum to preserve this land undisturbed for preservation or conservation of the natural resources.</p>

**ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE:** The property is currently in its natural state and used for passive recreational purposes appropriate for open space. It is adjacent to the Franklin Mountains State Park.

**SUMMARY OF DEPARTMENTAL REVIEW COMMENTS:** No objections to the proposed rezoning. There were no adverse comments received.

**PUBLIC COMMENT:** Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 13, 2021. In total, 231 notices were mailed out and staff received two (2) calls in support; two (2) emails and **nine (9)** calls of inquiry; as of **August 26, 2021**; none against the rezoning.

**RELATED APPLICATIONS:** N/A

**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 (CPC) has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

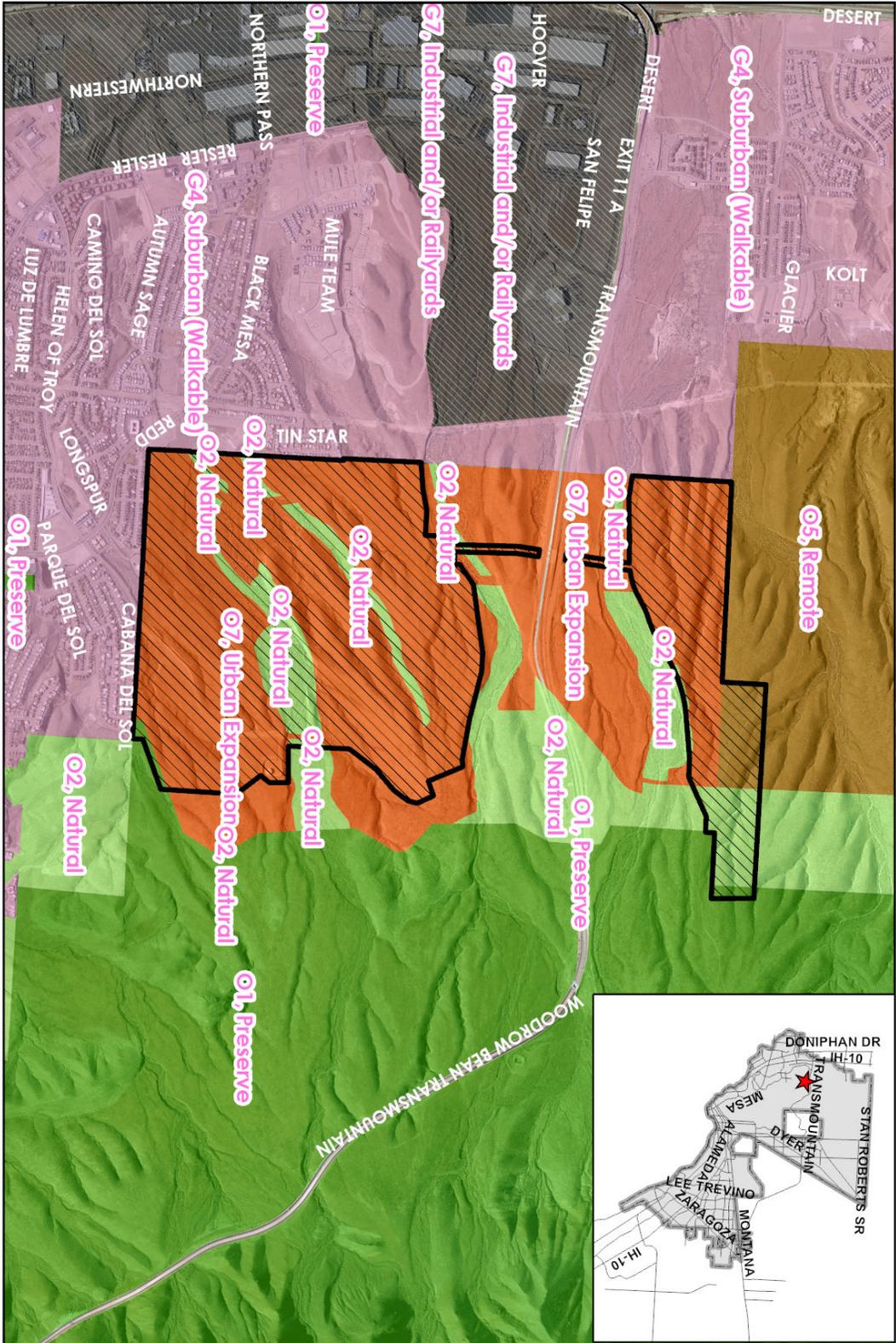
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**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

# ATTACHMENT 1

PZR21-00021



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. Engineers or their staff may use this map to scale greater than its original scale and may add or delete information. Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# **ATTACHMENT 2**

## **Planning and Inspections Department – Planning**

No objections to the Rezoning.

## **Planning and Inspections Department – Plan Review**

No objections to proposed rezoning

## **Planning and Inspections Department – Land Development**

No objections to proposed rezoning.

## **Fire Department**

Recommended approval.

## **El Paso Police Department**

No comments received.

## **El Paso County 911 District**

The 911 District has no concerns/comments regarding this rezoning.

## **Sun Metro**

No objections.

## **El Paso Water**

EPWater has no adverse comments.

## **Stormwater**

EPWater - SW has reviewed the case distribution described above and has no objections to the proposal.

## **Streets and Maintenance Department**

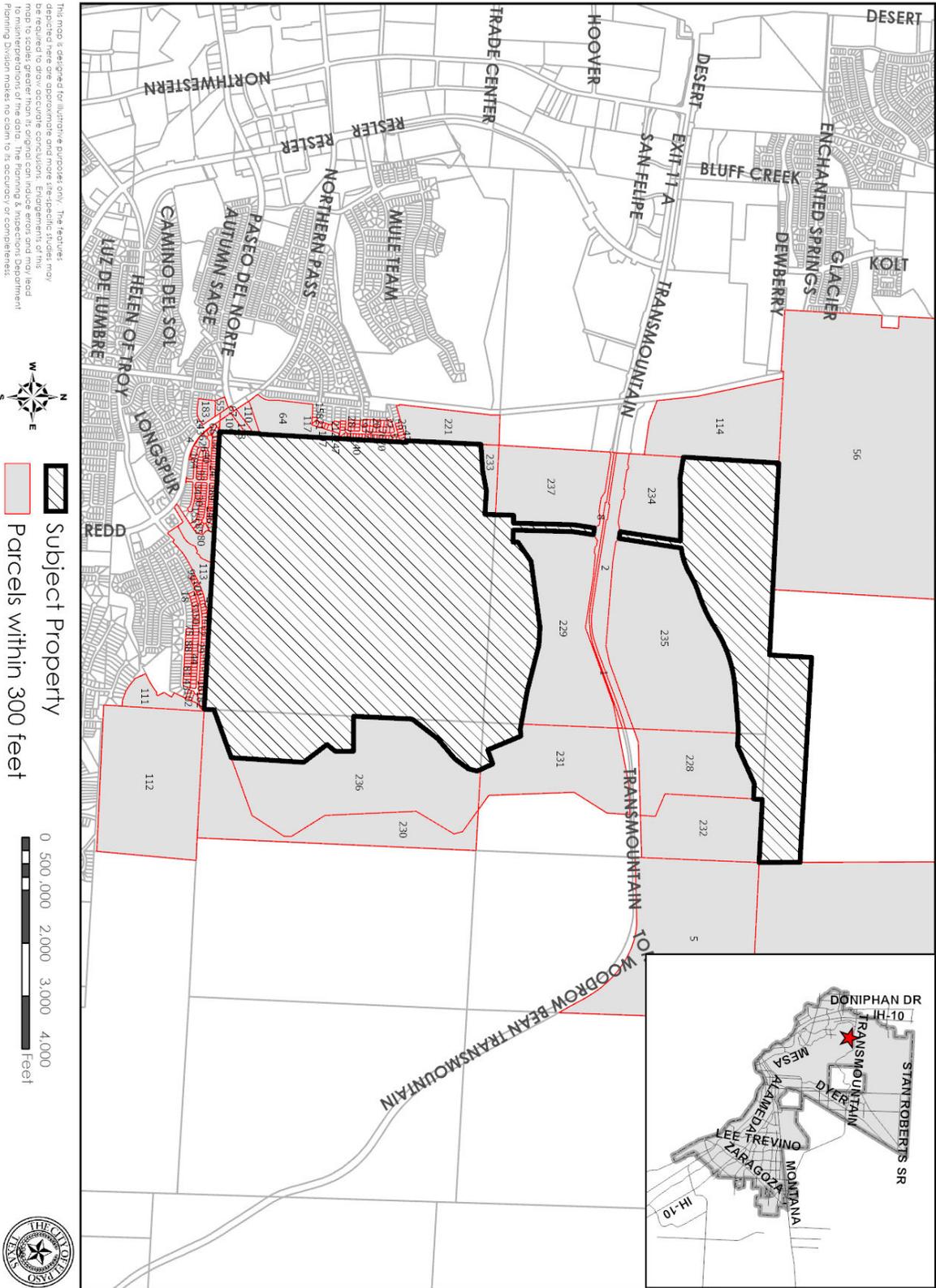
TIA not required. No additional comments

## **El Paso County Water Improvement District #1**

The rezoning is not within the boundaries of EPCWID1.

# ATTACHMENT 3

PZR21-00021









# Generally East of Resler, abutting the Franklin Mountain State Park Rezoning

PZRZ21-00021

**Strategic Goal 3.**

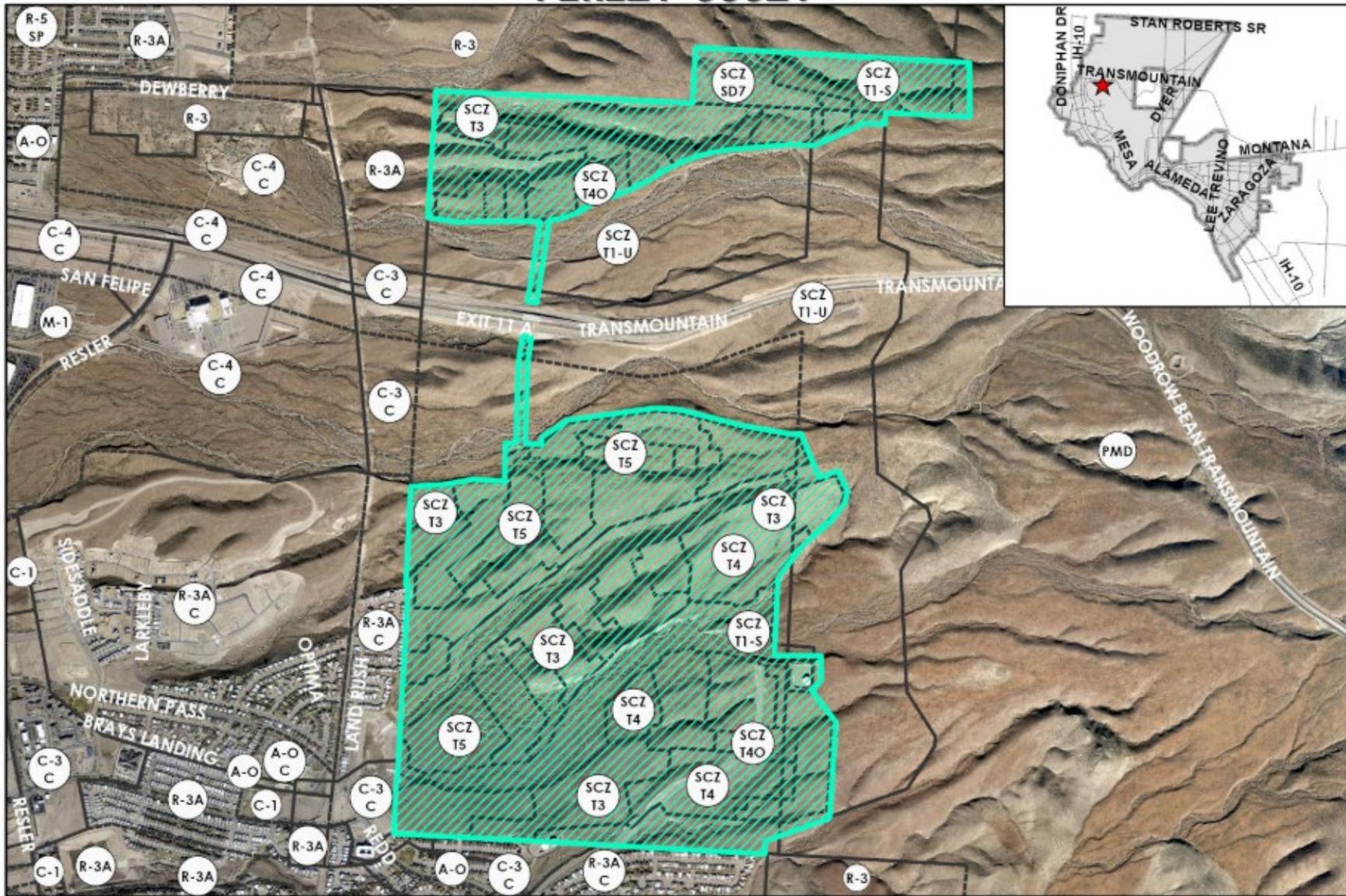
Promote the Visual Image of  
El Paso



PZRZ21-00021



# Aerial



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.



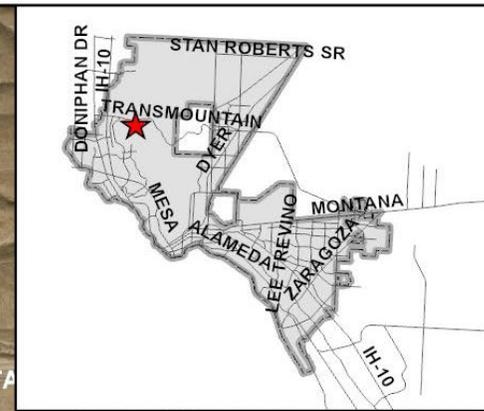
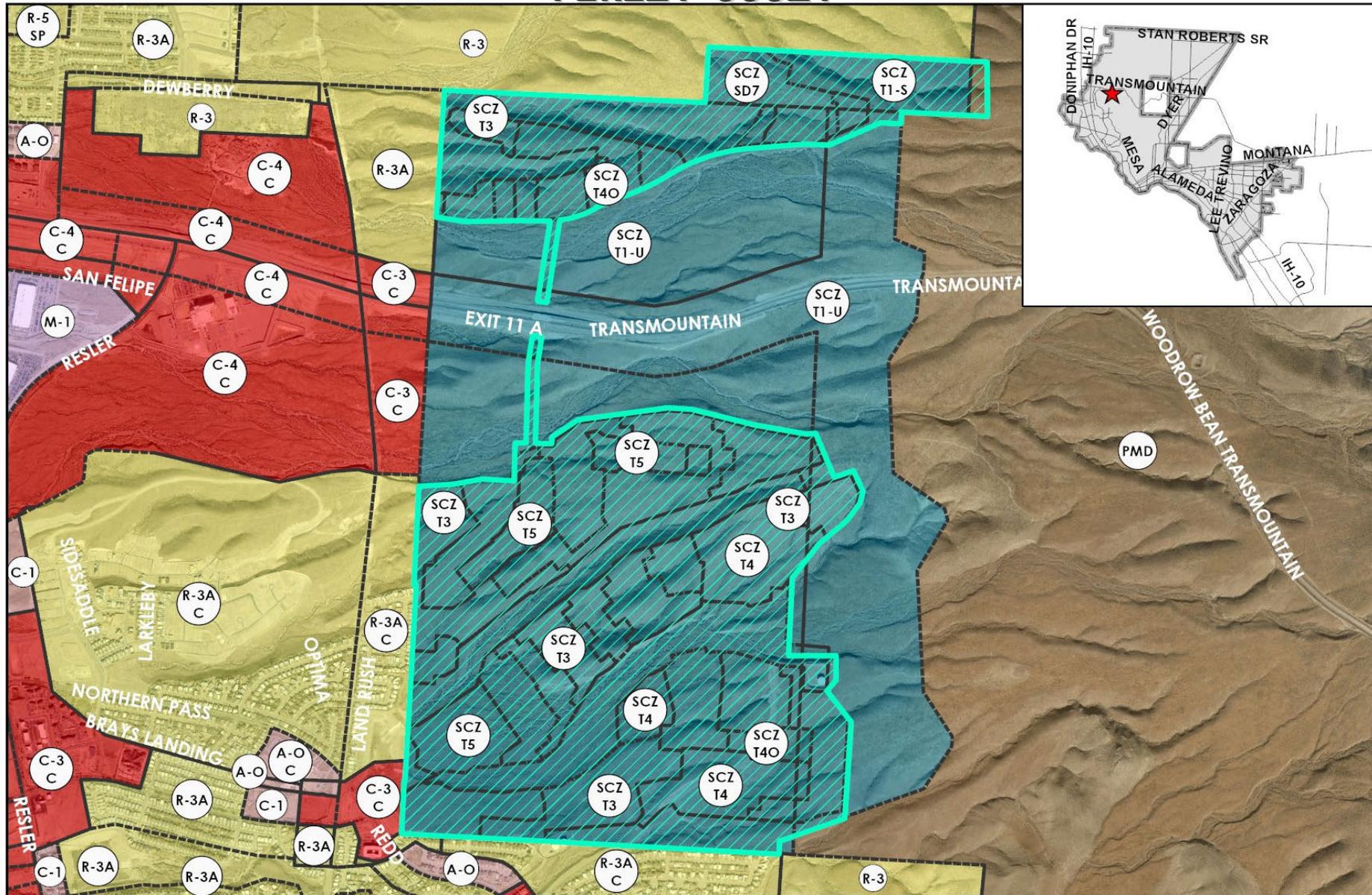
 Subject Property



# PZRZ21-00021



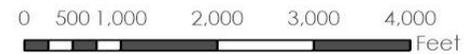
## Existing Zoning



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



# CHRONOLOGY:

- In 2012, 658 acres of land were transferred to the Franklin Mountain State Park, while the remaining approximate 1,001 acres were rezoned to Smart Code for the purpose of future planned, contiguous development.
- On May 4, 2019, voter referendum to preserve this land.
- On May 14, 2019, following the initiative petition process and a special election approved by City of El Paso voters to preserve in its natural state approximately 1,000 acres of land owned by the City and located in Northwest El Paso, the City Council unanimously approved an ordinance preserving, in its natural state and in perpetuity, the approximate 1,000 acres of land.
- On April 27, 2021, City Council voted unanimously to allow a conservation easement to preserve the property in its natural state to include the Lost Dog Trail.

# Subject Property



# Surrounding Development



W



N



E



S

# Public Input

- Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 13, 2021.
- In total, 231 notices were mailed out and staff received two (2) calls in support; two (2) emails and twelve (12) calls of inquiry; as of August 25, 2021; none against the rezoning.





# Recommendation

Staff recommends APPROVAL of the rezoning request.

- The rezoning is aligned with the 2019 voter referendum and conservation easement to preserve the land in its natural state and to prevent it from being developed.



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People