

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

AGENDA DATE: October 22, 2024
PUBLIC HEARING DATE: November 12, 2024

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Luis Zamora, (915) 212-1552

DISTRICT(S) AFFECTED: District 7

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

SUBGOAL: 3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as Tract 16-A, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable).

Subject Property: 445 Inglewood
Applicant: Valley Cold Storage and Transportation. PLCP24-00005

BACKGROUND / DISCUSSION:

The applicant is requesting to revise the Future Land Use Map designation from O-3, Agriculture to G-7, Industrial. On October 17, 2024, the City Plan Commission recommended 4-2 to approve the amendment to the Future Land Use Map (FLUM). As of October 21, 2024, the Planning Division has not received any communication in support or opposition to the request, additionally three persons spoke at the City Plan Commission meeting; 1 in favor and 2 provided comments of inquiry. 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

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR THE PROPERTIES LEGALLY DESCRIBED AS TRACT 16-A, BLOCK 2, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-3, AGRICULTURE TO G-7, 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:

ORDINANCE NO. _____

PLCP24-00005

1. That the areas identified in “Exhibit A” and legally described as Tract 16-A, Block 2, Ysleta Grant, 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-3, Agriculture to G-7, 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 _____, 2024.

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

PLCP24-00005

EXHIBIT A

METES AND BOUNDS

Tract 16-A, Block 2, YSLETA GRANT, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file under Volume 2383, Page 0706, Real Property Records, El Paso County, Texas, being more particularly described by metes and bounds as follows:

Commencing at the existing city monument lying on the centerline intersection of Newell Hays Street (50.00 feet Public Right-Of-Way) and Thygeron Lane (50.00 feet Public Right-Of-Way); Thence, South 26°58'57" East, a distance of 234.20 feet to a point for a boundary corner lying on the common boundary line of Lots 1 thru 17, Block 4, LOWER VALLEY MOBILE HOME and the property herein described being the "TRUE POINT OF BEGINNING" of this description;

THENCE, North 06°44'00" East, along said boundary line, a distance of 835.92 feet to a point for a boundary corner lying on the common boundary line of Tract 15-J 1-A, Block 2 YSLETA GRANT and the property herein described;

THENCE, North 81°56'00" East, along said boundary line, a distance of 28.29 feet to a point for a boundary corner;

THENCE, North 63°26'00" East, a distance of 341.68 feet to a point for a boundary corner;

THENCE, South 35°54'00" East, leaving said boundary line, a distance of 121.60 feet to a point for a boundary corner lying on the westerly right-of-way line of Juan de Herrera Main Lateral (60.00 feet Public Right-Of-Way);

THENCE, 74.42 feet, along said right-of-way line and with a curve to the left, having a radius of 87.01 feet, a central angle of 49°00'12" and a chord which bears South 83°06'59" East, a distance of 72.17 feet to a point for a boundary corner lying on the common boundary line of Lot 1, Block 1, INGLEWOOD SUBDIVISION and the property herein described;

THENCE, South 14°50'00" East, along said boundary line, a distance of 609.00 feet to a point for a boundary corner;

THENCE, South 07°56'00" East, a distance of 510.00 feet to a point for a boundary corner;

THENCE, South 75°01'00" West, leaving said boundary line, a distance of 81.90 feet to a point for a boundary corner lying on the northerly right-of-way of Inglewood Road (60.00 feet Public Right-Of-Way);

THENCE, North 71°57'00" West, along said right-of-way, a distance of 759.12 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 668,718.08 Square Feet (15.3517 Acres) of land, more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors
Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



445 Inglewood Drive

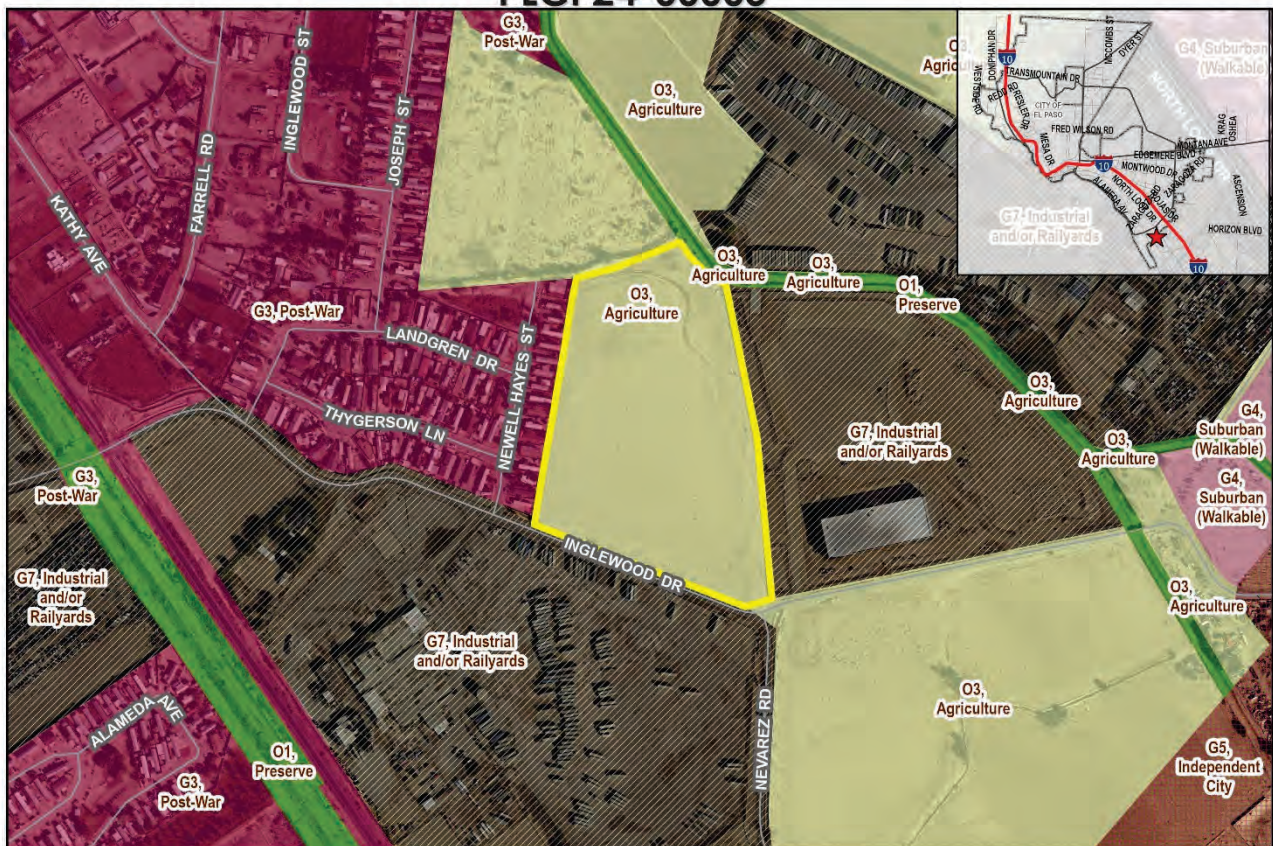
City Plan Commission — October 17, 2024



CASE NUMBER:	PLCP24-00005
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	Valley Cold Storage and Transportation
REPRESENTATIVE:	SLI Engineering
LOCATION:	445 Inglewood Drive (District 7)
PROPERTY AREA:	15.35 acres
REQUEST:	Adjust the Future Land Use designation from O-3, Agriculture to G-7, Industrial and/or Railyards
RELATED APPLICATIONS:	PZRZ24-00023, Rezoning

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-3, Agriculture, to G-7, Industrial, to accommodate proposed industrial development.

PLCP24-00005



This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed maps may be required to show accurate boundaries. Changes to all map boundaries greater than 1/8 inch are indicated and may lead to misinterpretation of the data. The Planning & Transportation Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

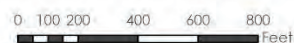


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 15.35-acre property in order to allow for development of distribution warehouse use. The G-7 designation is most in character with the proposed development for the property, which is similar in scale and character to nearby industrial development along Inglewood Drive, North Loop Drive, Americas Avenue, and I-10. The area has been experiencing a transition resulting from improvements to the Ysleta Port of Entry and the nearby Amazon distribution facility, as well as the selling of water rights resulting in the ceasing of active farmland.

This case is related to application number PZRZ24-00023, which requests to rezone the subject area from R-F (Ranch-Farm to C-4 (Commercial).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Nearby properties with similar zoning and uses are also designated G-7. Areas directly to the east and south include an existing distribution warehouse facility and an existing trucking facility designated G-7 Industrial and zoned C-4 (Commercial) and M-1 (Manufacturing). There is an established residential community to the West, designated G-3 (Post-War). Any development should be sensitive to these land uses and mitigate effects to the maximum extent possible. Land to the southeast lies within the City of Socorro and is zoned for agricultural and residential uses.

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>Future Land Use Map: Proposed 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><i>Plan El Paso</i> calls out the G-7 designation as appropriate for industrial uses, which is in keeping with the proposed use. The associated rezoning to C-4 will ensure that any future proposed uses will remain compatible with the G-7 designation.</p>
<p>Preferred Development Locations: Is the property in a “Compact Urban” area?</p>	N/A

THE PROPOSED DESIGNATION’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small area plans, including land-use maps in those plans.</p>	N/A
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.</p>	There are no potential adverse effects, the subject property is directly adjacent to existing industrial zoning and uses, the development of the subject property will be in line with adjacent and nearby zoning and uses.
<p>Natural Environment: Anticipated effects on the natural environment.</p>	The subject property is currently inactive farmland. The existing irrigation canals and drainage laterals will remain in their natural state.

Stability: Whether the area is stable or in transition.	The surrounding area is in transition from farmland to trade supportive uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject property has been sold to serve as an expansion of the existing trucking and distribution warehouse operations in the area and therefore the 'Agriculture' designation is no longer appropriate.

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.