

**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 Tracts 20A, 20A2, 20B, 21 and 22A, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas, from O-3, Agriculture to G-4, Suburban (Walkable).

Subject Property: North of Inglewood Drive and West of North Loop Drive
Applicant: RE Foundation, LLC. PLCP24-00004

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 TRACTS 20A, 20A2, 20B, 21 AND 22A, 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. _____

PLCP24-00004

1. That the areas identified in “Exhibit A” and legally described as Tracts 20A, 20A2, 20B, 21 and 22A, 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. _____

PLCP24-00004

Exhibit A



POLITICAL SUBDIVISION ZONING DESCRIPTION FOR RE FOUNDATION LLC LIMITS

DESCRIPTION OF A CALCULATED 39.498 ACRE TRACT OF LAND, SITUATED IN THE YSLETA GRANT, BLOCK NO. 2 AND COMPRISED OF TRACTS 21 AND 22A OF SAID YSLETA GRANT, BLOCK NO. 2 AND DESCRIBED AS A 23.270 ACRE TRACT CALLED TRACT IN A DEED TO RE FOUNDATION, LLC. OF RECORD IN DOCUMENT NO. 20190052500 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS, BEING ALSO COMPRISED OF TRACTS 20A, 20A2, AND 20B, OF SAID YSLETA GRANT, BLOCK NO. 2 AND DESCRIBED IN A DEED TO RE FOUNDATION, LLC. OF RECORD IN DOCUMENT NO. 20180038866 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS; SAID CALCULATED 39.498 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point of record on the southwest line of Herrera Main Drain, a 60 foot right of way width, being on the south line of said Ysleta Grant Block No. 2, being also the north line of Socorro Grant Block No. 6, being also the southeast corner of Tract 20A2 of said Ysleta Grant Block No. 2, and being the northeast corner of Tract 4A2A of said Socorro Grant Block No. 6, for the southeast corner hereof;

THENCE, S 37° 44' W, with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **154.02** feet to a calculated point of record being the southwest corner of said Tract 20A2, the northwest corner of said Tract 4A2A, being also the southeast corner of said Tract 20A and the northeast corner of Tract 4A of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **238.42** feet to a calculated point of record being the southwest corner of said Tract 20A, the northwest corner of said Tract 4A, being also the southeast corner of said Tract 20B and the northeast corner of Tract 4B of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **584.60** feet to a calculated point of record being the southwest corner of said Tract 20B, the northwest corner of said Tract 4B, being also the southeast corner of said Tract 22A and the northeast corner of Tract 5A of said Socorro Grant Block No. 6;

THENCE, S 37° 44' W, continuing with the common line of said Ysleta Grant Block No. 2 and said Socorro Grant Block No. 6, for a distance of **765.27** feet to a calculated point of record on the northeast line of Nevarez Road, a 20 foot right of way, being the southwest corner of said Tract 22A, being also the northwest corner of said Tract 5A, for the southwest corner hereof;

Zamora, L.L.C. dba "ZWA" Firm No. 10062700
1425 South Loop 4, Buda, TX 78610 ~ P.O. Box 1036, Buda, TX 78610
Phone: 512-295-6201 ~ Fax: 512-295-6091

Page 1 of 4

2097-20A-City of El Paso

ORDINANCE NO. _____

PLCP24-00004

THENCE, with the northeast line of Nevarez Road and the west line of said Tract 21 and Tract 22A, the following two (2) courses and distances:

- 1) **N 27° 27' 30" W**, for a distance of **985.74** feet to a calculated point of record, and
- 2) **N 00° 21' 34" E**, for a distance of **749.67** feet to a calculated point of record on the south line of Inglewood Road, a 30 foot right of way, being also the northwest corner of said Tract 21, for the northwest corner hereof;

THENCE, N 75° 04' 10" E, with the south line of said Inglewood Road and the north line of said Tract 21, for a distance of **559.30** feet to a calculated point of record on the south line of said Inglewood Road, being the northeast corner of said Tract 21, being also the northwest corner of said Tract 20A

THENCE, N 75° 04' 10" E, continuing with the south line of said Inglewood Road and the north line of said Tract 20A, for a distance of **631.56** feet to a calculated point of record on the southwest line of said Herrera Main Drain, being also the northeast corner of said Tract 20A, and being the northeast corner hereof;


THENCE, S 33° 29' E, continuing with the southwest line of said Herrera Main Drain and the east line of said Tract 20A, for a distance of **423.88** feet to a calculated point of record on the southwest line of said Herrera Main Drain, being also the east line of said Tract 20A, and being the northeast corner of said Tract 20A2;

THENCE, S 33° 29' E, continuing with the southwest line of said Herrera Main Drain, for a distance of **236.14** feet to the **POINT OF BEGINNING** and containing **39.498** acres of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BEARINGS AND DISTANCES ALONG ALL LIMITS WERE TAKEN FROM RECORD INFORMATION AS NOTED. THESE TRACTS OF RECORD DO NOT MATHEMATICALLY FORM A CLOSED FIGURE.

Zamora, L.L.C.
1425 South Loop 4
Buda, Texas 78610
512-295-6201
Tx. Firm No. 10062700

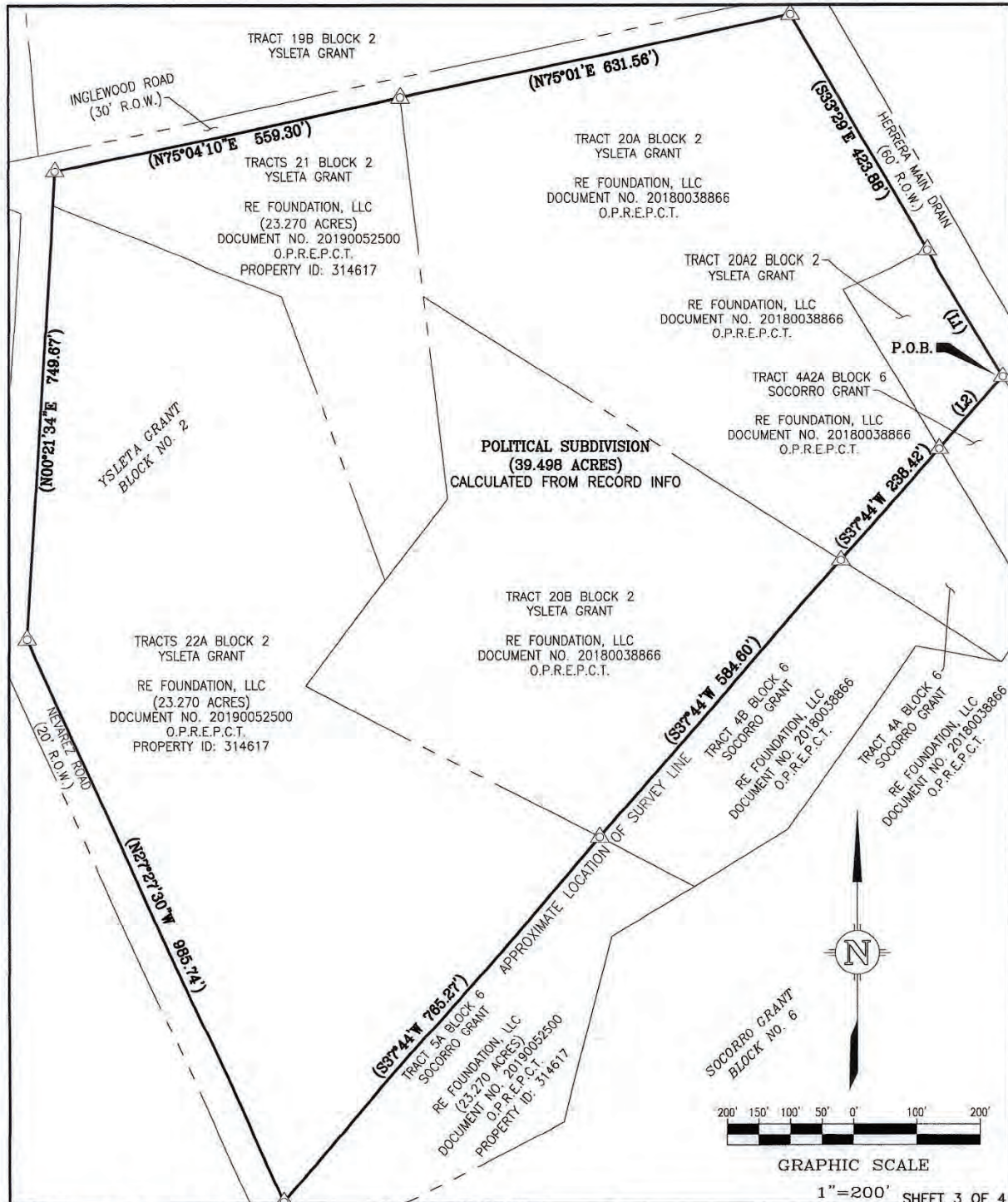

G. Rene Zamora
Registered Professional Land Surveyor
No. 5682 – State of Texas



Zamora, L.L.C. dba "ZWA" Firm No. 10062700
1425 South Loop 4, Buda, TX 78610 ~ P.O. Box 1036, Buda, TX 78610
Phone: 512-295-6201 ~ Fax: 512-295-6091

Page 2 of 4

2097-20A-City of El Paso



LOCATIONS


ZWA
Zamora, L.L.C.
 Texas Firm No. 10062700
 Professional Land Surveyors
 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936
 Tel: (912) 295-6201

PROJECT:	39.498 ACRES
JOB NUMBER:	POLITICAL SUBDIVISION
DATE:	MARCH 2024
SCALE:	1" = 200'
SURVEYOR:	ZAMORA
TECHNICIAN:	DWC
DRAWING:	2097-20A-CITY OF EL PASO.dwg
FIELD NOTES:	
PARTY CHIEF:	
FIELD BOOKS:	

**POLITICAL SUBDIVISION ZONING
 RE FOUNDATION, LLC LIMITS**

1"=200' SHEET 3 OF 4

LEGEND

-  CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.E.P.C.T. OFFICIAL PUBLIC RECORDS
EL PASO COUNTY, TEXAS
- () RECORD INFORMATION

RECORD LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	(S33°29'E)	(236.14')
L2	(S37°44'W)	(154.02')

NOTE:

THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

BEARINGS AND DISTANCES ARE TAKEN FROM DOCUMENT NO. 20190052500, THE MAP OF YSLETA GRANT BLOCK NO. 2 AND THE MAP OF SOCORRO GRANT BLOCK NO. 6, THESE TRACTS OF RECORD DO NOT MATHEMATICALLY FORM A CLOSED FIGURE.

G R Zamora
 G. RENE ZAMORA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5682

3/13/24
 DATE



SHEET 4 OF 4

<p>LOCATIONS</p>	<p>ZWA Zamora, L.L.C. Texas Firm No. 10062700 Professional Land Surveyors 1510 N. Zaragoza Road, Suite B-7, El Paso Texas 79936 Tel: (912) 295-6201</p>	<p>PROJECT: 39.498 ACRES POLITICAL SUBDIVISION JOB NUMBER: 20197-20A DATE: MARCH 2024 SCALE: 1" = 200' SURVEYOR: ZAMORA TECHNICIAN: DWC DRAWING: 2017-20A-CITY OF EL PASO.dwg FIELDNOTES: PARTYCHIEF: FIELDBOOKS:</p>	<p>POLITICAL SUBDIVISION ZONING RE FOUNDATION, LLC LIMITS</p>
-------------------------	--	---	--

300 Nevarez Road and 546 Inglewood Drive

City Plan Commission — October 17, 2024



CASE NUMBER:	PLCP24-00004
CASE MANAGER:	Luis Zamora, (915) 212-1552, ZamoraLF@elpasotexas.gov
PROPERTY OWNER:	RE Foundation, LLC
REPRESENTATIVE:	TRE Engineering
LOCATION:	300 Nevarez Road and 546 Inglewood Drive (District 7)
PROPERTY AREA:	39.498 acres
REQUEST:	Adjust the Future Land Use designation from O-3, Agriculture to G-7, Industrial and/or Railyards
RELATED APPLICATIONS:	PZR24-00004, 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.

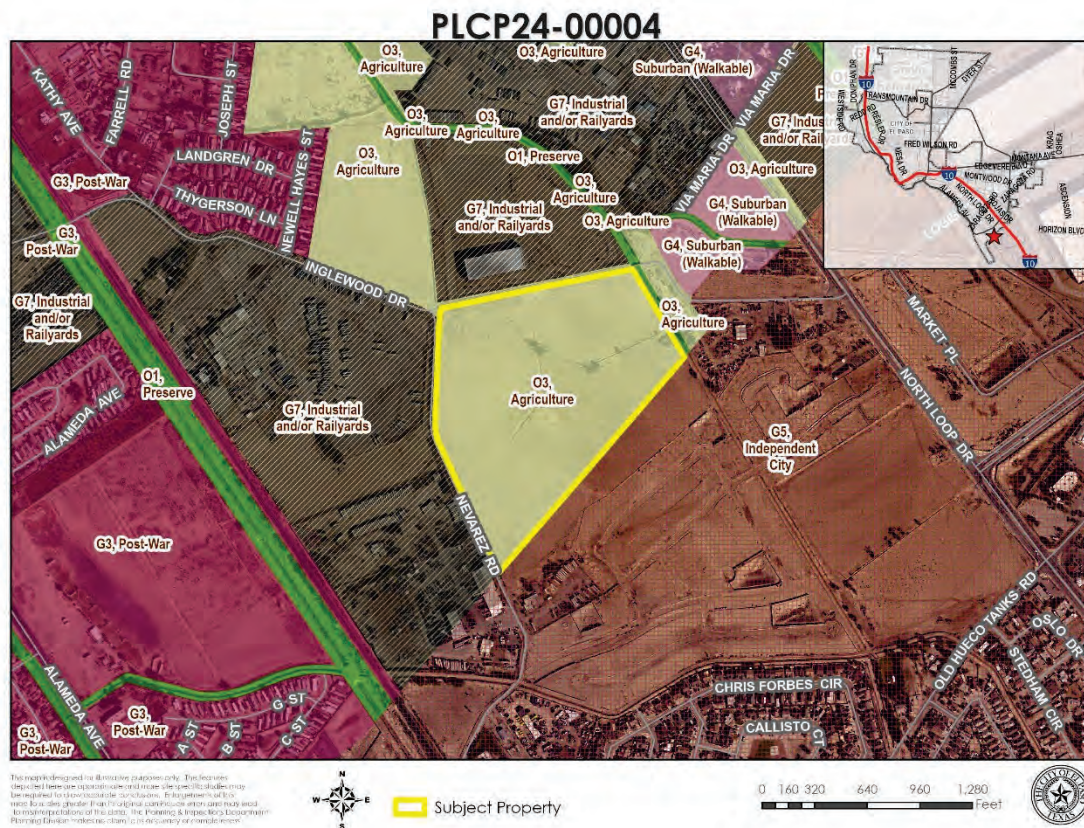


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 39.498-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 adjacent industrial development along Inglewood Drive, and nearby development on 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 sale of water rights resulting in the ceasing of active farmland.

This case is related to application number PZRZ24-00004, 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 north and west 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>	<p>There are no potential adverse effects, the subject property is in close proximity to existing industrial zoning and uses, the development of the subject property will be in line with nearby zoning and uses.</p>

Natural Environment: Anticipated effects on the natural environment.	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.