

# Artcraft and Westside

City Plan Commission — June 18, 2025



<b>CASE NUMBER:</b>	<b>PLCP24-00003</b>
<b>CASE MANAGER:</b>	Andrew Salloum, (915) 212-1603, <a href="mailto:SalloumAM@elpasotexas.gov">SalloumAM@elpasotexas.gov</a>
<b>PROPERTY OWNER:</b>	Artwest Ventures LLC
<b>REPRESENTATIVE:</b>	SLI Engineering Inc. c/o Georges Halloul
<b>LOCATION:</b>	South of Artcraft Rd. and West of Westside Dr. (District 1)
<b>PROPERTY AREA:</b>	5.10 acres
<b>REQUEST:</b>	Adjust the Future Land Use designation from O-3, Agriculture to G-4, Suburban (Walkable)
<b>RELATED APPLICATIONS:</b>	PZR24-00005, Rezoning
<b>PUBLIC INPUT:</b>	N/A

**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-4, Suburban (Walkable), to allow a proposed neighborhood commercial development.

**SUMMARY OF STAFF'S RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent residential development and the policies of *Plan El Paso* for the G-4 Suburban Future Land Use designation.

## PLCP24-00003

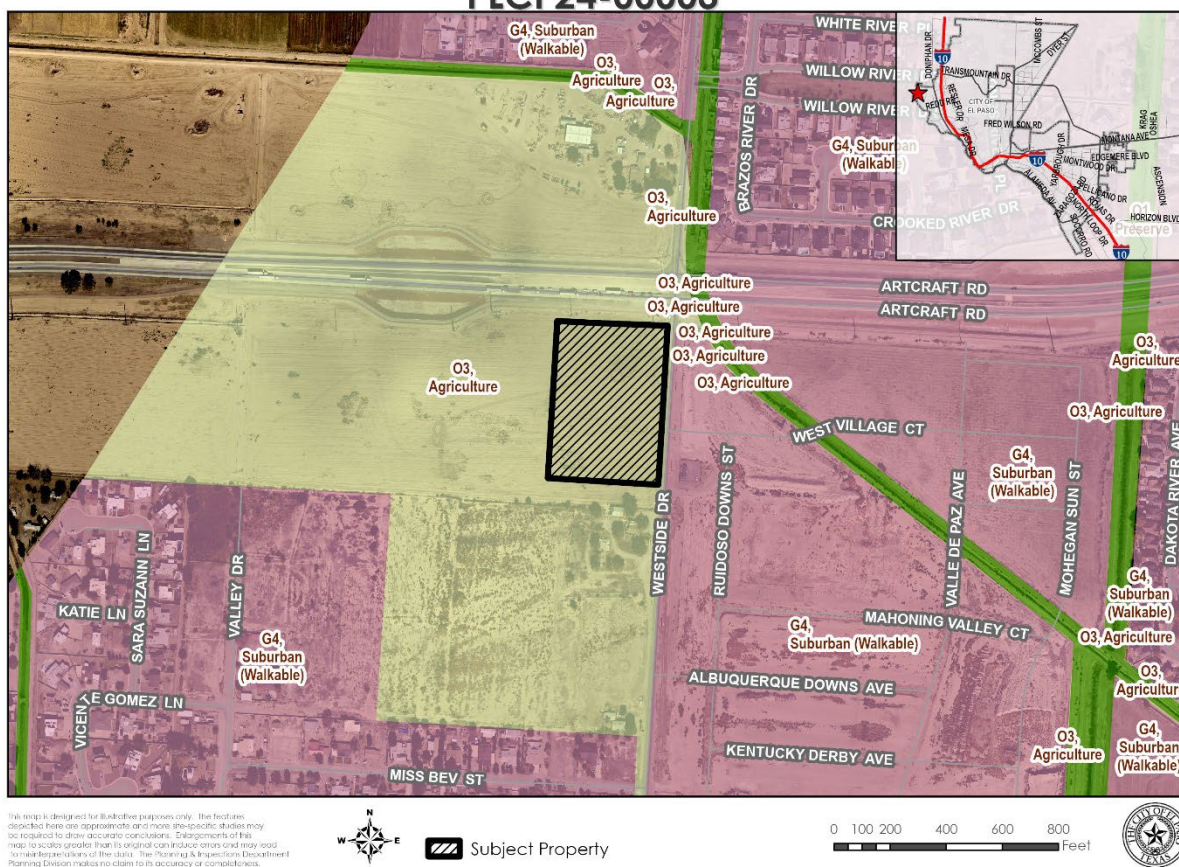


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is proposing to amend the Future Land Use designation for a 5.10-acre property from O-3, Agriculture to G-4, Suburban (Walkable), in order to allow for a neighborhood commercial development. This proposed use aligns with the existing Northwest Upper Valley Plan.

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** The O-3, Agriculture is obsolete due to the state highway and nearby development. The G-4 designation is most in character with the proposed development for the property, which is similar in scale and character to nearby residential and general mixed-use zoned properties and uses. The request is aligned with the Artcraft Corridor vision in the Upper Valley Plan. The nearby properties with similar zoning and uses are also designated G-4. The vacant lots located to the north, south, and west are designated O-3, Agriculture. The vacant lot located to the east is designated G-4, Suburban and is zoned G-MU (General Mixed Use). The residential lots located further northwest, south, and southwest are designated G-4, Suburban and are zoned R-2 (Residential) and P-R 1 (Planned Residential Development). Any proposed development is encouraged to be sensitive and mitigate impacts of the uses to the maximum extent possible.

<b>COMPLIANCE WITH <i>PLAN EL PASO</i> – 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-4, Suburban (Walkable):</b> This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.</p>	<p><i>Plan El Paso</i> identifies the G-4 designation is appropriate for neighborhood commercial uses. The associated rezoning to C-1 will ensure that any future proposed uses will remain compatible with the G-4 designation.</p>
<p><b>Preferred Development Locations:</b> Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed amendment is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p><i>Plan El Paso</i> calls out the G-4 designation as appropriate for neighborhood commercial uses and residential uses, which is in keeping with the proposed uses.</p>

<b>THE PROPOSED DESIGNATION'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 area plans, including land-use maps in those plans.</p>	<p>The subject property lies within the Artcraft corridor identified in the Northwest Upper Valley Plan and is compatible with the policies identified in the plan. The plan calls for neighborhood commercial uses to serve the neighborhood.</p>
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested change.</p>	<p>The proposed development of the subject property will not have adverse effect on the existing residential, commercial, and agricultural uses.</p>

<b>Natural Environment:</b> Anticipated effects on the natural environment.	The subject property is currently inactive farmland and vacant. The existing irrigation canals and drainage laterals are not adjacent to the development.
<b>Stability:</b> Whether the area is stable or in transition.	The surrounding land use has steadily been transitioning from farmland to residential, mixed residential, and neighborhood commercial uses.
<b>Socioeconomic &amp; Physical Conditions:</b> Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	Agricultural uses have ceased on the subject property and there is increased development in the area. The area is in transition and therefore the 'Agriculture' designation is no longer appropriate. The current TxDOT construction of Artcraft which will transition the roadway.

**RELATED APPLICATIONS:** This case is related to application number PZRZ24-00005, which requests to rezone the subject area from R-F (Ranch-Farm) to C-1 (Commercial), which is compatible with the low intensity mix of uses permitted in the surrounding area and in the Northwest Upper Valley Plan.

#### **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.