

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

AGENDA DATE: November 7, 2023

PUBLIC HEARING: December 5, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Karina Bragalla, (915) 212 - 1750
Elizabeth Triggs, (915) 212 - 0094

DISTRICT(S) AFFECTED: District 4

STRATEGIC GOAL: Goal 1 - Create an Environment Conducive to Strong, Sustainable Economic Development.

Goal 3 – Promote the Visual Image of El Paso

SUBJECT:

An Ordinance changing the zoning for the property described as Tract 1, Section 4, and Tract 3, Section 3, Block 80, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas from M-2 (Heavy Manufacturing) 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: 7000 Stan Roberts

Applicant: City of El Paso, PZRZ23-00038

BACKGROUND / DISCUSSION:

The proposed rezoning of the City-owned subject property located at 7000 Stan Roberts, south of the New Mexico State Line and Northwest of the intersection of U.S.-54 and Stan Robert Dr. from M-2 (Heavy Manufacturing) to C-4 (Commercial) is a downzoning intended to attract uses that better align with surrounding existing and future property uses.

The proposed downzoning of the 1,000+ acre property continues to maximize the use of the property from an economic development perspective while mitigating the potential negative externalities produced by any future use of the property on surrounding uses, including existing residential uses to the north and southeast and proposed future apartment uses to the south.

The rezoning is being proposed in conjunction with a condition release to improve the marketability and developability of the property, while also mitigating its impact on existing and future uses. Current development conditions were placed on the property as part of a rezoning case approved in 2021 to upzone the property from R-F (Ranch Farm) to M-2 (Heavy Manufacturing). At the time of the rezoning/upzoning, several conditions were placed on the property to protect nearby current and future land uses from the intensity and negative externalities potentially produced by a future use compatible with a Heavy Manufacturing/Industrial zoning district. of any future M-2 land use.

The proposed downzoning and subsequent condition release currently proposed are being requested in conjunction with one another as part of an economic development strategy to secure development of the 1,000+ acre property in a manner that maximizes use of the property while minimizing its impact on current and future surrounding land uses.

Downzoning to a less intense zoning district protects surrounding properties from negative externalities by reducing the impact of those externalities, thereby reducing the need for development conditions while also increasing the probability of future development by a capital intensive and/or large employer

PRIOR COUNCIL ACTION:

On December 14, 2021, City Council approved a rezoning from R-F (Ranch-Farm) to M-2 (Heavy Manufacturing) with conditions.

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 TRACT 3, SECTION 3, AND TRACT 1, SECTION 4, BLOCK 80, TOWNSHIP 1, TEXAS & PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM M-2/C (HEAVY MANUFACTURING/CONDITIONS) 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 **Tract 3, Section 3 and Tract 1, Section 4, Block 80, Township 1, Texas & Pacific Railway Company Surveys**, located in 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 from **M-2/c (Heavy Manufacturing/conditions)** to **C-4 (Commercial)**, 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.

ADOPTED this ____ day of _____, 2023.

THE CITY OF EL PASO

Oscar Leaser, Mayor

ATTEST:

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Philip Etiwe

Russell Abeln
Senior Assistant City Attorney

Philip F. Etiwe, Director
Planning & Inspections Department