

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

**AGENDA DATE:** July 7, 2021

**PUBLIC HEARING DATE:** August 3, 2021

**CONTACT PERSON(S) NAME AND PHONE NUMBER:** Philip F. Etiwe, (915) 212-1553  
Karina Brasgalla, (915) 212-1604

**DISTRICT(S) AFFECTED:** District 6

**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 amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for a Tract of land situated in the Ysleta Town Tract Survey, Abstract No. 214, City of El Paso, El Paso, County, Texas; said Tract being part of Lots 1 & 2, Block 2, A & M Addition, an addition to the City of El Paso according to the plat recorded in Volume 45, Page 10 of the Official Public Records of El Paso County, Texas; said Tract being part of that Tract of land described in Assumption Special Warranty Deed to Ben L. Ivey, LTD. recorded in Instrument No. 20020012761 of said Official Public Records; said Tract also being all of that Tract of land described in Assumption Special Warranty Deed to Ben L. Ivey, LTD. recorded in Instrument No. 20020012760 of said Official Public Records; said Tract also being part of Parcel 1 and all of Parcel 2 described in Deed Of Trust recorded in Instrument No. 20190062708 of said Official Public Records, City of El Paso, El Paso County, Texas, from O-3, Agriculture To G-7, Industrial.

Subject Property: 9641 North Loop Dr. and 215 Sofia Pl.

Applicant: Kimley-Horn and Associates, Inc. PLCP21-00001

**BACKGROUND / DISCUSSION:**

The applicant is requesting to revise the Future Land Use Map designation from O-3, Agriculture to G-7, Industrial. City Plan Commission recommended 8-0 to approve the proposed amendment on June 3, 2021. 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:**

*Philip Etiwe*

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

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

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR A TRACT OF LAND SITUATED IN THE YSLETA TOWN TRACT SURVEY, ABSTRACT NO. 214, CITY OF EL PASO, EL PASO, COUNTY, TEXAS; SAID TRACT BEING PART OF LOTS 1 & 2, BLOCK 2, A & M ADDITION, AN ADDITION TO THE CITY OF EL PASO ACCORDING TO THE PLAT RECORDED IN VOLUME 45, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, TEXAS; SAID TRACT BEING PART OF THAT TRACT OF LAND DESCRIBED IN ASSUMPTION SPECIAL WARRANTY DEED TO BEN L. IVEY, LTD. RECORDED IN INSTRUMENT NO. 20020012761 OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED IN ASSUMPTION SPECIAL WARRANTY DEED TO BEN L. IVEY, LTD. RECORDED IN INSTRUMENT NO. 20020012760 OF SAID OFFICIAL PUBLIC RECORDS; SAID TRACT ALSO BEING PART OF PARCEL 1 AND ALL OF PARCEL 2 DESCRIBED IN DEED OF TRUST RECORDED IN INSTRUMENT NO. 20190062708 OF SAID OFFICIAL PUBLIC RECORDS, 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:**

1. That the areas identified in **Exhibit “A”** and described as a Tract of land situated in the Ysleta Town Tract Survey, Abstract No. 214, City of El Paso, El Paso, County, Texas; said tract being part of Lots 1 & 2, Block 2, A & M Addition, an addition to the City of El Paso according to the plat recorded in Volume 45, Page 10 of the Official Public Records of El Paso County, Texas; said tract being part of that tract of land described in Assumption Special Warranty Deed to Ben L. Ivey, Ltd. recorded in Instrument No. 20020012761 of said Official Public Records; said tract also being all of that tract of land described in Assumption Special Warranty Deed to Ben L. Ivey, Ltd. recorded in Instrument No. 20020012760 of said Official Public Records; said tract also being part of Parcel 1 and all of Parcel 2 described in Deed of Trust recorded in Instrument No. 20190062708 of said Official Public Records, located in the 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 \_\_\_\_\_, 2021.

**THE CITY OF EL PASO**

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

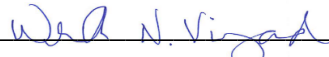
*(Signatures on next page)*

**ATTEST:**

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Laura D. Prine, City Clerk

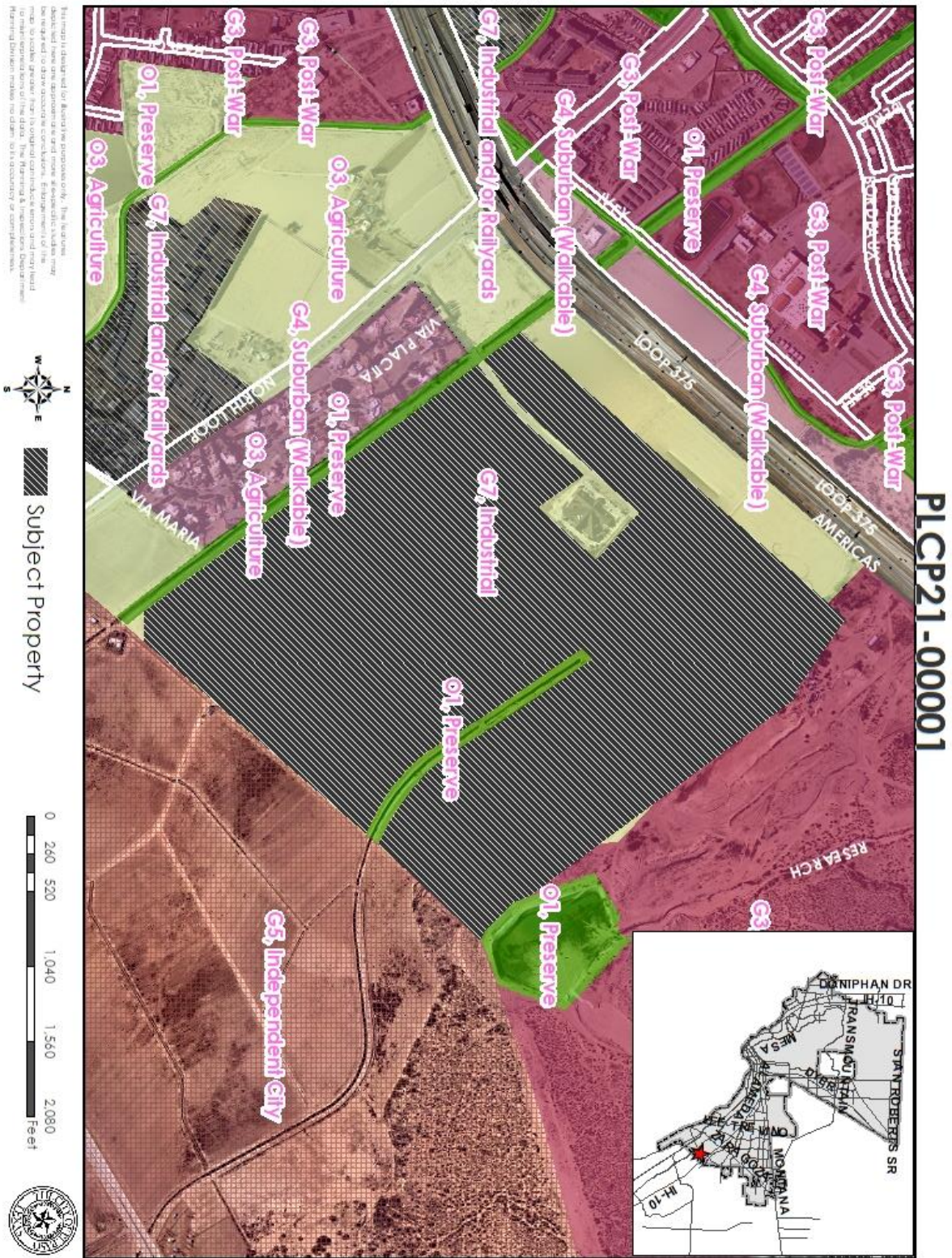
**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Wendi N. Vineyard  
Assistant City Attorney

**APPROVED AS TO CONTENT:**

  
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Philip Etiwe, Director  
Planning & Inspections Department

# Exhibit A: Future Land Use Map



# 9641 North Loop Dr. and 215 Sofia Pl.

City Plan Commission — June 3, 2021

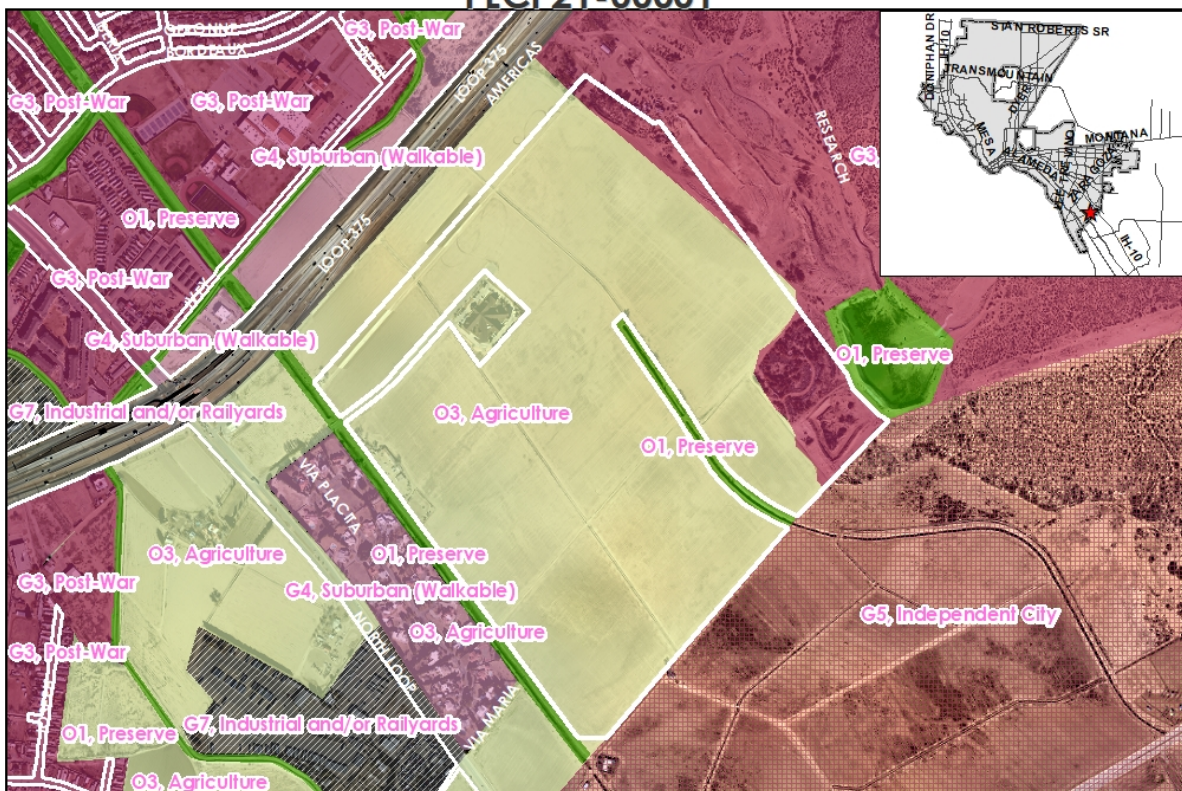


<b>CASE NUMBER:</b>	<b>PLCP21-00001</b>
<b>CASE MANAGER:</b>	Karina Brasgalla, (915) 212-1604, BrasgallaKX@elpasotexas.gov
<b>PROPERTY OWNER:</b>	Ivey Investments, LTD
<b>REPRESENTATIVE:</b>	Kimley-Horn and Associates, Inc.
<b>LOCATION:</b>	9641 North Loop Dr. and 215 Sofia Pl. (District 6)
<b>PROPERTY AREA:</b>	229.79 acres
<b>REQUEST:</b>	Adjust the Future Land Use designation from O-3, Agriculture, to G-7, Industrial
<b>RELATED APPLICATIONS:</b>	PZRZ21-00005
<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-7, Industrial, to accommodate proposed industrial development.

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the transitional changes occurring in the area and the policies of *Plan El Paso* for the G-7 Industrial Future Land Use designation.

## PLCP21-00001



This map is designed for illustrative purposes only. The features depicted here are approximate and more specific studies may be required to draw accurate conclusions. Enlargement 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

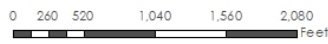


Figure A. Subject Property & Immediate Surroundings

**DESCRIPTION OF REQUEST:** The applicant is proposing to adjust the Future Land Use designation on a 229.79-acre property in order to allow for development of an industrial park. The G-7 designation is most in character with the proposed development for the property, which is similar in scale and character to the nearby industrial development along North Loop Drive, Americas Avenue, and I-10. The area has been experiencing a transition resulting from recent improvements to the nearby Ysleta Port of Entry and changing development patterns.

This case is related to application number PZRZ21-00005, which requests to rezone part of the subject area from A-2/sc (Apartment/special contract) to C-4/c (Commercial/conditions).

**COMPATIBILITY WITH NEIGHBORHOOD CHARACTER:** Nearby properties with similar trade, distribution, and warehouse uses are also designated G-7. There is an established residential community to the southwest, designated G-4 (Suburban). Vacant land to the northeast is designated G-3 (Post-War). Any development should be sensitive to these land uses and mitigate effects to the maximum extent possible. Adjacent land to the southeast lies within the City of Socorro and is zoned for Industrial and Commercial uses.

<b>COMPLIANCE WITH PLAN EL PASO – When evaluating whether a proposed adjustment 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 Future Land Use designation for the property:</p> <p><b>G-7 – Industrial:</b> 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 parks and industrial uses, which is in keeping with the proposed uses. The associated rezoning to C-4 will ensure that any future proposed uses will remain compatible with the G-7 designation. The 2021 addendum lays out new guidance for the conversion of O-3, Agriculture designations into trade supportive uses when there is economic necessity.</p>
<p><b>Preferred Development Locations:</b> Is the property in a “Compact Urban” area?</p>	N/A

<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>	N/A
<p><b>Potential Adverse Effects:</b> Potential adverse effects that might be caused by approval or denial of the requested change.</p>	Development of the subject property will bring higher intensity uses into close proximity with existing residential and agricultural uses.
<p><b>Natural Environment:</b> Anticipated effects on the natural environment.</p>	The subject property is currently inactive farmland. The existing irrigation canals and drainage laterals will be buffered from development.
<p><b>Stability:</b> Whether the area is stable or in transition.</p>	As referenced in the 2021 <i>Plan El Paso</i> addendum, the surrounding area is in transition from farmland to trade supportive 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.	The subject property is being sold to be developed as an industrial park and therefore the 'Agriculture' designation is no longer appropriate.
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**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.

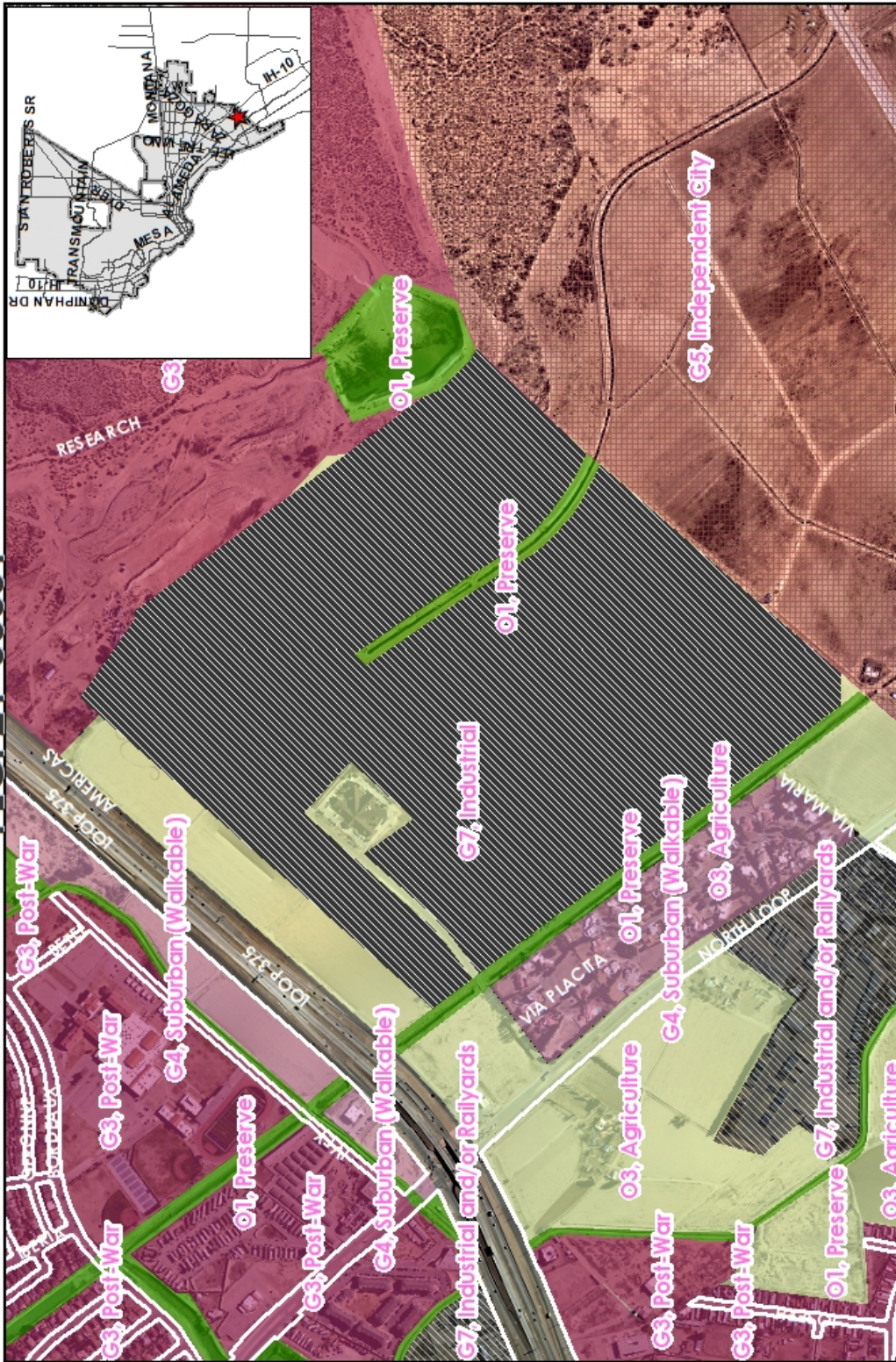
**ATTACHMENTS:**

1. Proposed Future Land Use Map



# ATTACHMENT 1

PLCP21-00001



Subject Property

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