

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



DEPARTMENT: Planning and Inspections

AGENDA DATE: 6/10/25

PUBLIC HEARING DATE: 6/24/25

CONTACT PERSON NAME: Philip F. Etiwe

PHONE NUMBER: 1-915-212-1553

2nd CONTACT PERSON NAME: Andrew Salloum

PHONE NUMBER: 1-915-212-1603

DISTRICT(S) AFFECTED: 7

STRATEGIC GOAL:

#3 Promote the Visual Image of El Paso

SUBGOAL:

3.2 Set one standard for infrastructure across the city

SUBJECT:

An Ordinance amending the Future Land Use Map (FLUM) contained in "Plan El Paso" for the properties legally described as part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50, Ysleta Grant, City of El Paso, El Paso County, Texas, from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards.

Subject Property: North of Americas Ave. and West of Southside Rd.

Applicant: Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIELP #1 LLC PLCP25-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to revise the Future Land Use Map designation from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards. City Plan Commission recommended 4-3 to approve of the proposed Future Land Use Map amendment on March 27, 2025. As of May 13, 2025, the Planning Division has not received any communication in support of or opposition to the request from the public. See attached staff report for additional information.

COMMUNITY AND STAKEHOLDER OUTREACH:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

N/A

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Kevin Smith for 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 THE PROPERTIES LEGALLY DESCRIBED AS PART OF TRACT 1B, PART OF TRACT 3, TRACT 5D, PART OF TRACT 5E1A, AND PART OF TRACT 5E1B, PART OF TRACT 2C, BLOCK 41, AND PART OF TRACT 5C-1, BLOCK 50, YSLETA GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-1, PRESERVE AND O-3, AGRICULTURE TO G-7, INDUSTRIAL AND/OR RAILYARDS.

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. _____

PLCP25-00001

HQ25-4745|Tran#610445
Americas and Southside FLUM Amendment
JAQ

1. That the areas identified in “Exhibit A” and legally described Part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B, part of Tract 2C, Block 41, and part of Tract 5C-1, Block 50, 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-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards.
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 _____, 2025.

THE CITY OF EL PASO

ATTEST:

Renard U. Johnson
Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:

 for _____
Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ25-4745|Tran#610445
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PLCP25-00001

LEGAL DESCRIPTION**ZONING EXHIBIT****EXHIBIT "A"**

BEING a 52.1 acre tract of land situated in the Block 41 of the Ysleta Grant, City of El Paso, El Paso County, Texas; said tract being part of Tract 1B, part of Tract 3, Tract 5D, part of Tract 5E1A, and part of Tract 5E1B in said Block 41 as described in Warranty Deed to Catholic Properties of El Paso recorded in Volume 3428, Page 1669 of the Deed Records of El Paso County, Texas; said tract also being part of Tract 2C in said Block 41; said tract being all of that tract of land described in Warranty Deed to Ajeya Bhava LLC recorded in Instrument No. 20230052409 of the Official Public Records of El Paso County, Texas; said tract also being a part of Tract 5C-1, Block 50 of said Ysleta Grant; said tract being all of that tract of land described in General Warranty Deed to FIELP #1, LLC recorded in Instrument No. 20240095605 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way line of S Americas Avenue (a variable width right-of-way) and the west line of Southside Feeder Lateral;

THENCE South 75°18'40" West, along said north line of S Americas Avenue, a distance of 1,718.23 feet to a point for corner in the east line of Playa Drain;

THENCE North 21°31'26" West, along said east line of Playa Drain, a distance of 1,680.86 feet to a point for the southwest corner of said Tract 5E1B; said point being in the east line of S Zaragoza Road;

THENCE North 14°38'33" East, departing said east line of Playa Drain and along said east line of S Zaragoza Road, a distance of 531.64 feet to a point for corner;

THENCE South 35°17'04" East, departing said east line of S Zaragoza Road, a distance of 402.58 feet to a point for corner;

THENCE South 28°59'24" East, a distance of 298.95 feet to a point for corner;

THENCE South 29°01'39" East, a distance of 282.04 feet to a point for corner;

THENCE South 32°28'50" East, a distance of 363.70 feet to a point for corner in the west line of said Tract 5D;

THENCE North 29°45'43" East, along said west line of Tract 5D, a distance of 532.52 feet to a point for corner in the south line of Jornada Lateral;

THENCE along said south line of Jornada Lateral, the following three (3) calls:

South 59°13'48" East, a distance of 125.06 feet to a point for corner at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 18°09'23", and a chord bearing and distance of South 68°18'30" East, 85.20 feet;

CONTINUED ON SHEET 2

ZONING EXHIBIT
52.1 ACRE TRACT
PART OF BLOCK 41 & 50
YSLETA GRANT
CITY OF EL PASO
EL PASO COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MCB	KHA	3/19/2025	060029400	1 OF 4

In an easterly direction, with said tangent curve to the left, an arc distance of 85.56 feet to a point for corner;

South 77°23'12" East, a distance of 384.01 feet to a point for corner in the southeast terminus corner of said Jornado Lateral; said point being in the west line of said Tract 3;

THENCE South 03°29'25" West, along said west line of Tract 3, a distance of 6.30 feet to a point for corner at the beginning of a non-tangent curve to the left with a radius of 8,270.00 feet, a central angle of 05°06'55", and a chord bearing and distance of South 84°30'46" East, 738.07 feet;

THENCE in an easterly direction, with said non-tangent curve to the left, an arc distance of 738.32 feet to a point for corner in said west line of Southside Feeder Lateral;

THENCE South 10°04'30" West, along said west line of Southside Feeder Lateral, a distance of 715.91 feet to the **POINT OF BEGINNING** and containing 52.1 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone (4203). A survey plat of even survey date herewith accompanies this metes and bounds description. This document was prepared under 22 Texas Administrative Code §138.95, 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.



MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



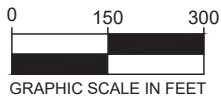
ZONING EXHIBIT
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N/A	MCB	KHA	3/19/2025	060029400	2 OF 4



GRAPHIC SCALE IN FEET

PLAYA DRAIN

S ZARAGOZA ROAD

PART OF
TRACT 5E1A
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

PART OF
TRACT 5E1A
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

PART OF
TRACT 5E1B
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

**52.1
ACRES**

TRACT 1B
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

TRACT 5D
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

JORNADO LATERAL

TRACT 4A
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

LEGEND

Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

S AMERICAS AVENUE
(A VARIABLE WIDTH RIGHT-OF-WAY)

TRACT 2C
BLOCK 41
YSLETA GRANT
(INST. NO. 20230052409)

TRACT 5C-1
BLOCK 50
YSLETA GRANT
(INST. NO. 20240096605)

TRACT 3
BLOCK 41
YSLETA GRANT
(VOL. 3428, PG. 1669)

P.O.B.

SOUTHSIDE FEEDER LATERAL

SOUTHSIDE ROAD

(A 30-FOOT WIDE RIGHT-OF-WAY)

ZONING EXHIBIT
52.1 ACRE TRACT
PART OF BLOCK 41 & 50
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MCB	KHA	3/19/2025	060029400	3 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	S75°18'40"W	1718.23'
L2	N21°31'26"W	1680.86'
L3	N14°38'33"E	531.64'
L4	S35°17'04"E	402.58'
L5	S28°59'24"E	298.95'
L6	S29°01'39"E	282.04'
L7	S32°28'50"E	363.70'
L8	N29°45'43"E	532.52'
L9	S59°13'48"E	125.06'
L10	S77°23'12"E	384.01'
L11	S03°29'25"W	6.30'
L12	S10°04'30"W	715.91'

CURVE TABLE					
NO.	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	270.00'	18°09'23"	S68°18'30"E	85.20'	85.56'
C2	8270.00'	5°06'55"	S84°30'46"E	738.07'	738.32'

ZONING EXHIBIT
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N/A	MCB	KHA	3/19/2025	060029400	4 OF 4

Americas and Southside

City Plan Commission — March 27, 2025



CASE NUMBER:	PLCP25-00001
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Mount Carmel Cemetery, Ajeya Bhava, LLC, and FIEP #1 LLC
REPRESENTATIVE:	Kimley-Horn c/o Bryce Eckeberger
LOCATION:	North of Americas Ave. and West of Southside Rd. (District 7)
PROPERTY AREA:	50.27 acres
REQUEST:	Adjust the Future Land Use designation from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards
RELATED APPLICATIONS:	PZRZ24-00042, Rezoning
PUBLIC INPUT:	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-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards, to accommodate proposed industrial development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent commercial and industrial development and the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use designation.

PLCP25-00001

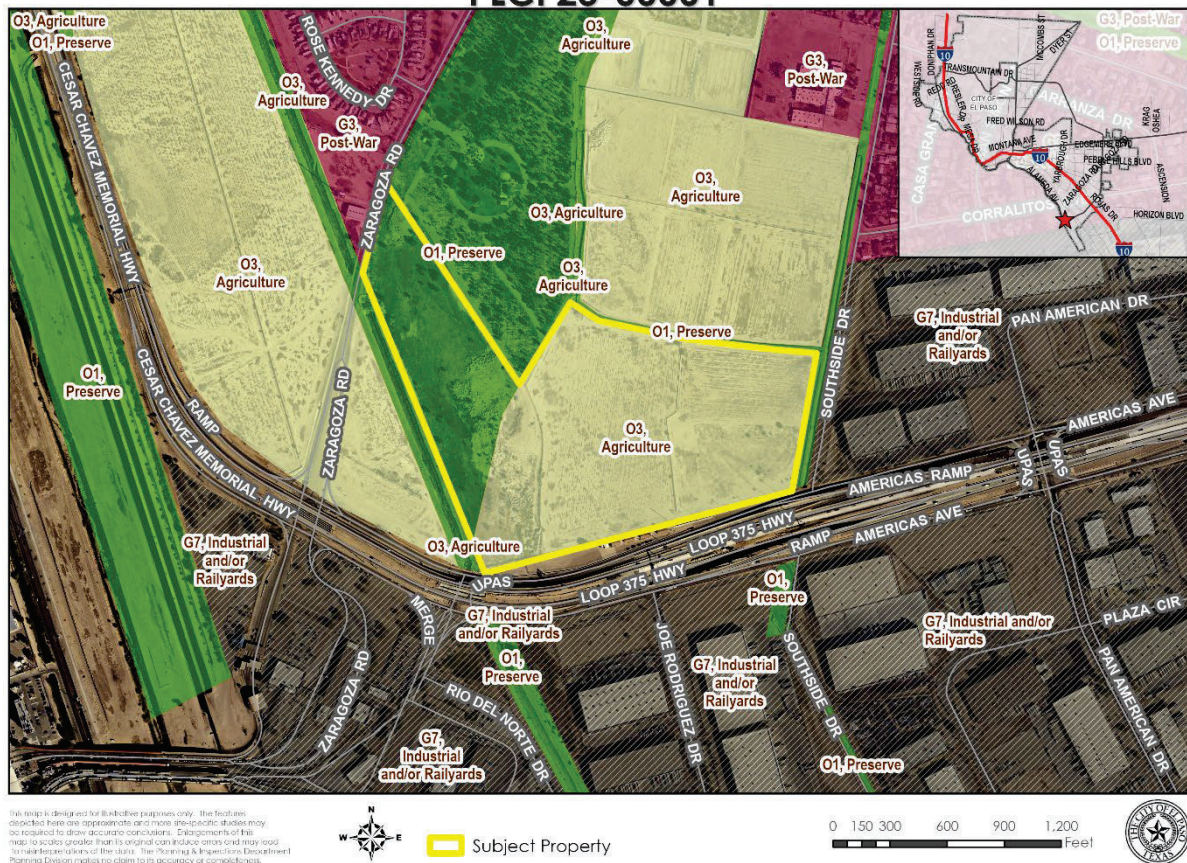


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 50.27-acre property in order to clean up the area's designation to match the existing and proposed zoning districts and allow for development of industrial park to include general warehouses. The existing O-1, Preserve designation was anticipated for expansion of the cemetery, however, this portion of the property currently is inactive and vacant. Additionally, the existing O-3, Agriculture designation on the property is currently inactive farmland with the majority of it zoned for high intensity commercial uses. The existing O-1, Preserve and O-3, Agriculture designations are no longer appropriate for the area as the cemetery expansion and any agricultural uses have ceased and the area is transitioning into increased commercial and industrial development in part to enhancements to the Zaragoza port of entry, which has spurred development.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The G-7 designation is most in character with the proposed development and the current zoning district on most of the property. The designation is similar in scale and character to other nearby commercial and manufacturing zoned properties and uses. Nearby properties with similar zoning and use are also designated G-7. The cemetery and vacant lots located to the north are designated O-1, Preserve and O-3, Agriculture, respectively. The properties located to the south and east are designated G-7, Industrial and/or Railyards consists general warehouses. The properties located to the west is designated G-3, Post-War and O-3, Agriculture consists general warehouse and vacant lots, respectively.

COMPLIANCE WITH <i>PLAN EL PASO</i> – 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 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.</p>

THE PROPOSED DESIGNATION'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
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.	N/A
Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.	A large portion already zoned for higher commercial and industrial uses. The request will serve to clean up the area's designation to match the existing and proposed zoning districts.
Natural Environment: Anticipated effects on the natural environment.	There are no anticipated negative effects on the natural environment. The subject property is currently inactive farmland and vacant open land. The existing irrigation canals and drainage laterals adjacent to the development will not be modified.

Stability: Whether the area is stable or in transition.	The surrounding area is in transition from farmland to higher commercial and industrial uses, as enhancements to the port of entry have spurred development.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	Expansion of the cemetery and 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' and 'Preserve' designation is no longer appropriate.

RELATED APPLICATIONS: This case is related to rezoning application PZRZ24-00042, which requests to rezone part of the subject area from R-F (Ranch-Farm) to C-4 (Commercial) to match adjacent properties and allow for the proposed use of general warehouses.

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.