



ITEM 26

Plan El Paso Addendum

Strategic Goal 3.

Promote the Visual Image of
El Paso



Comprehensive Plan

- *Plan El Paso* adopted in 2012
- Plan provides a vision for the future
 - goals
 - objectives
 - policies
- Offers guidance on land development decisions

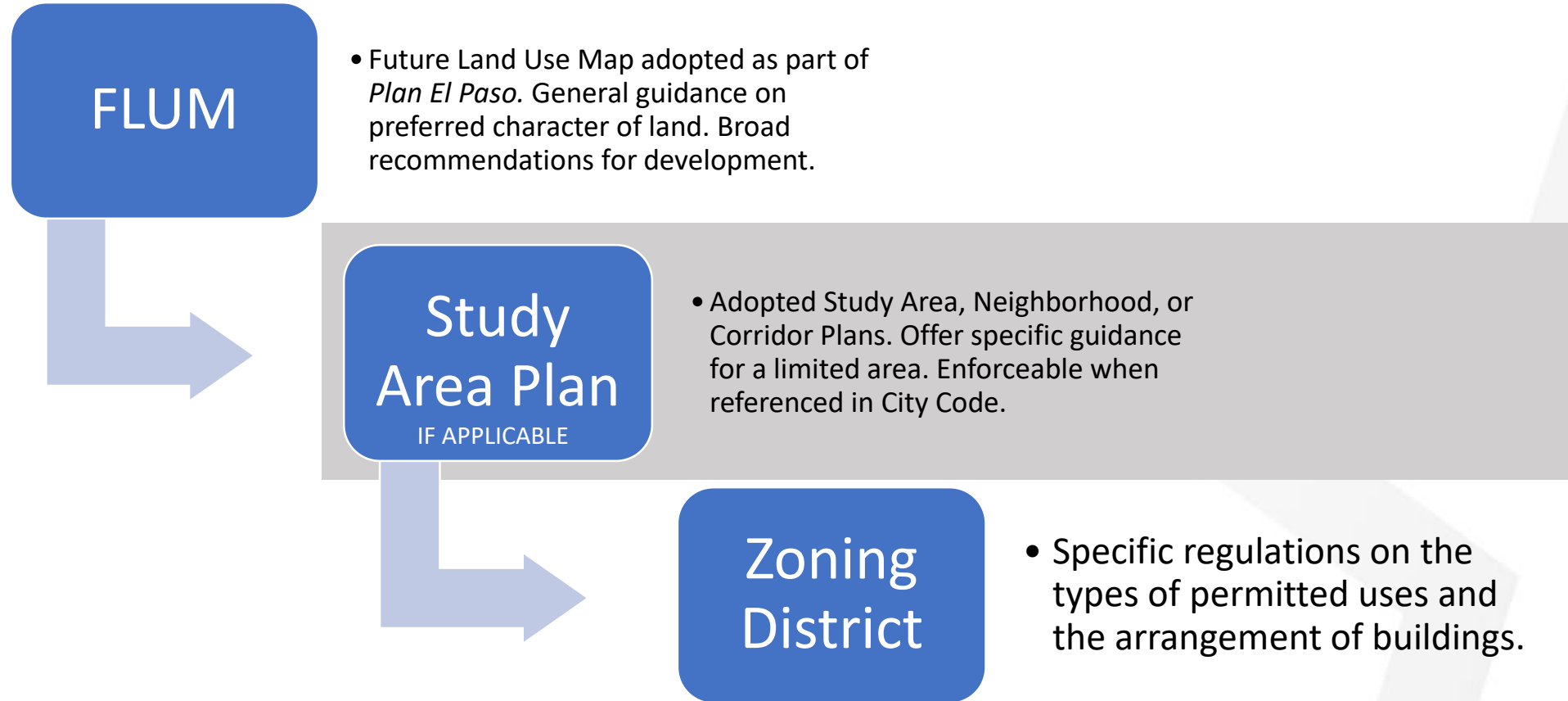




Future Land Use Map

- The Future Land Use Map (FLUM) provides guidance on the preferred development character of land
- Planning staff uses this guidance to make recommendations to City Plan Commission and City Council on land use applications
- Planning staff does not make recommendations to Council that are in conflict with *Plan El Paso* guidance

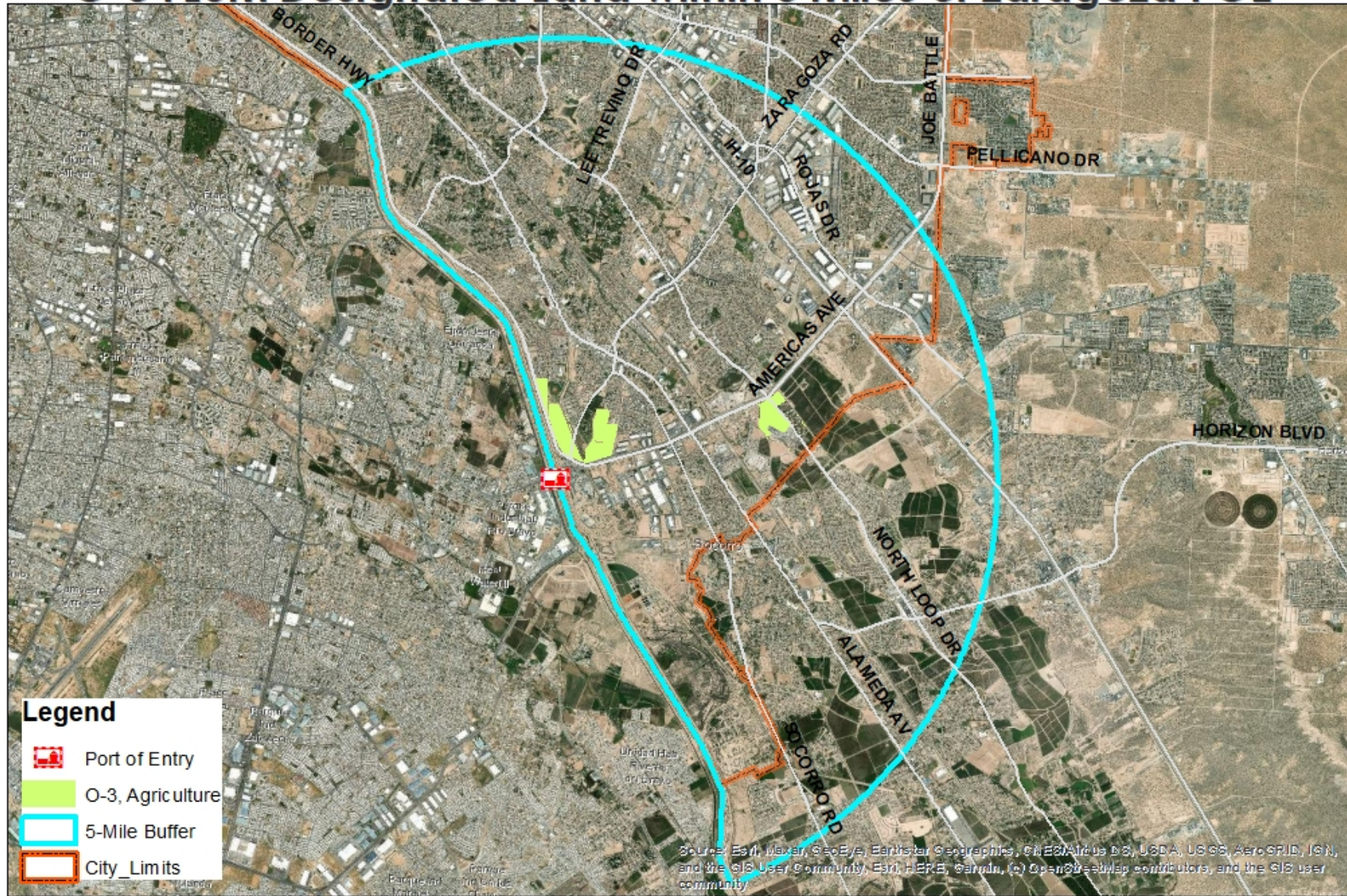
Development Review



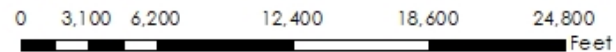
O-3 (Agriculture) Designation

- Specific guidance for O-3, Agriculture land use designation:
 - “As much irrigated farmland as possible should be retained for permanent use as commercial farms and rural homesteads.” (Pg. 1.37)
 - “Policy 1.5.2: This plan discourages urban development of irrigated farmland along the Rio Grande, which is designated in the O-3 Agriculture open-space sector.” (Pg. 1.40)
- *Plan El Paso* is a living document
- Guidance for O-3 designated land can be updated

O-3 FLUM Designated Land within 5 Miles of Zaragoza POE



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

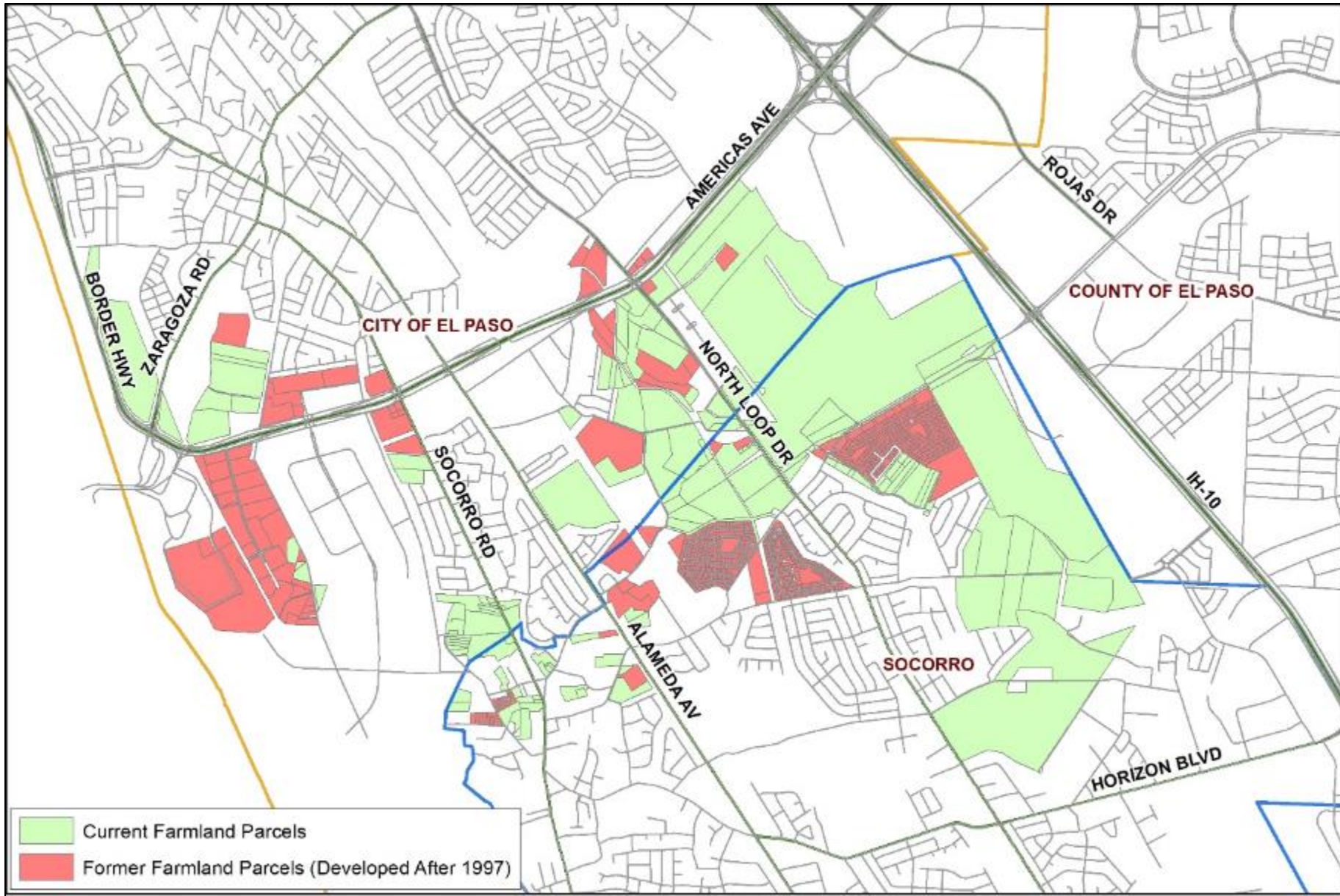




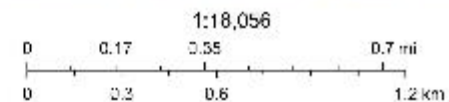
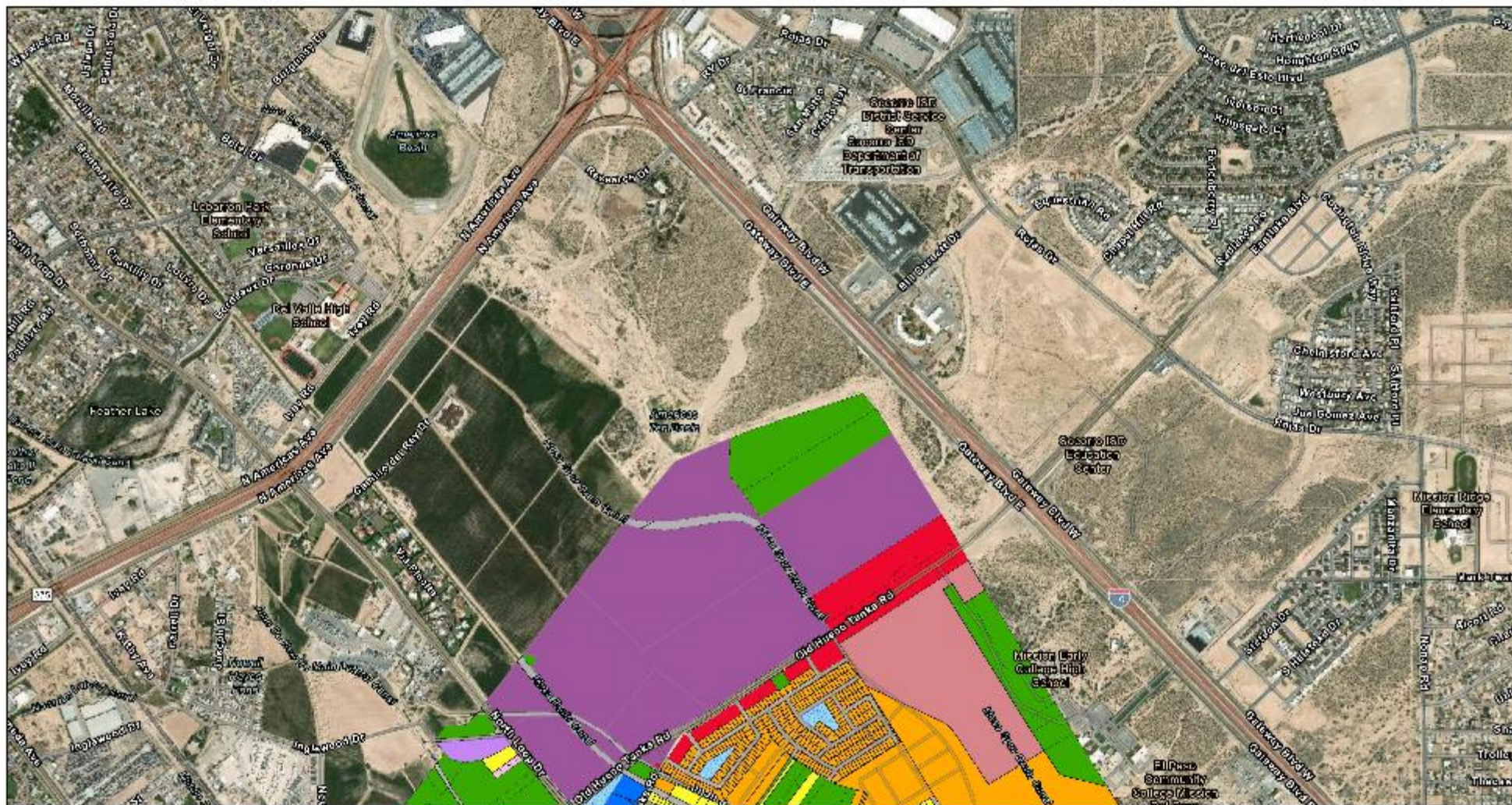
Development Trends

- Reduction and conversion in active farmland within City limits
- Increase in border commerce-related uses
 - proximity to Zaragoza Port of Entry
 - Amazon fulfillment center
- City of Socorro FLUM update and Rezoning - August 20, 2020
 - permit industrial/commercial uses on inactive farmland

Farmland Transition



City Of Socorro Zoning Map



File Community Maps Contained in City of El Paso, Texas Parks & Wildlife File HERE. Cont. in 844-0000. INCREMENT 5 MFT.
 NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Vizzor



In Conclusion

- New demand for conversion to shipping & logistics uses supporting cross-border commerce
- Current guidance from *Plan El Paso* does not address these possible land use changes
- Proposed amendment to *Plan El Paso* to provide updated guidance that reflects current conditions
- Allow a transition to occur over time as needed



Public Meeting

- May 6, 2021 virtual meeting in conjunction with District 6
- Included representatives from the Mission Valley Civic Association and Corridor 20 Civic Association



Recommendation

- On June 3, 2021, City Plan Commission voted unanimously to approve (8-0)



Proposed Addendum

Inactive farmland may be converted to commercial and industrial uses when there is a clear economic benefit to the City.

As the area is in transition, care should be taken to protect remaining farmland and existing residential development from negative externalities.

New development should be encouraged to make provisions to maintain a landscaped buffer along any property line that abuts residential uses and along any irrigation canals, spurs and drains, to include native plants and trees.

Industrial and commercial developments should implement thoughtful design that mitigates the noise, light, and traffic impacts on surrounding areas to the greatest extent possible.



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People