

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

AGENDA DATE: March 1, 2022
PUBLIC HEARING DATE: March 29, 2022

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Andrew Salloum, (915) 212-1603

DISTRICT(S) AFFECTED: District 6

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 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 the properties legally described as a portion of Section 17, Block 79, Township 3 of the T & P RR Company Surveys, City of El Paso, El Paso County, Texas, from O6, Potential Annexation to G4, Suburban (Walkable).

Subject Property: South of Bob Hope Drive and East of Joe Battle Boulevard
Applicant: Socorro Independent School District, PLCP20-00001

BACKGROUND / DISCUSSION:

The applicant is requesting to revise the Future Land Use Map designation from O6, Potential Annexation to G4, Suburban (Walkable). City Plan Commission recommended 9-0 to approve the proposed amendment on November 4, 2021. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

On September 28, 2021, City Council approved the annexation.

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

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

DEPARTMENT HEAD:

Philip Etiwe

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP (FLUM) CONTAINED IN “PLAN EL PASO” FOR THE PROPERTIES LEGALLY DESCRIBED AS A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O6, POTENTIAL ANNEXATION TO G4, SUBURBAN (WALKABLE).

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 legally described a portion of Section 17, Block 79, Township 3 of the T & P RR Company Surveys, 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 O6, Potential Annexation to G4, Suburban (Walkable).
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 _____, 2022.


THE CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:



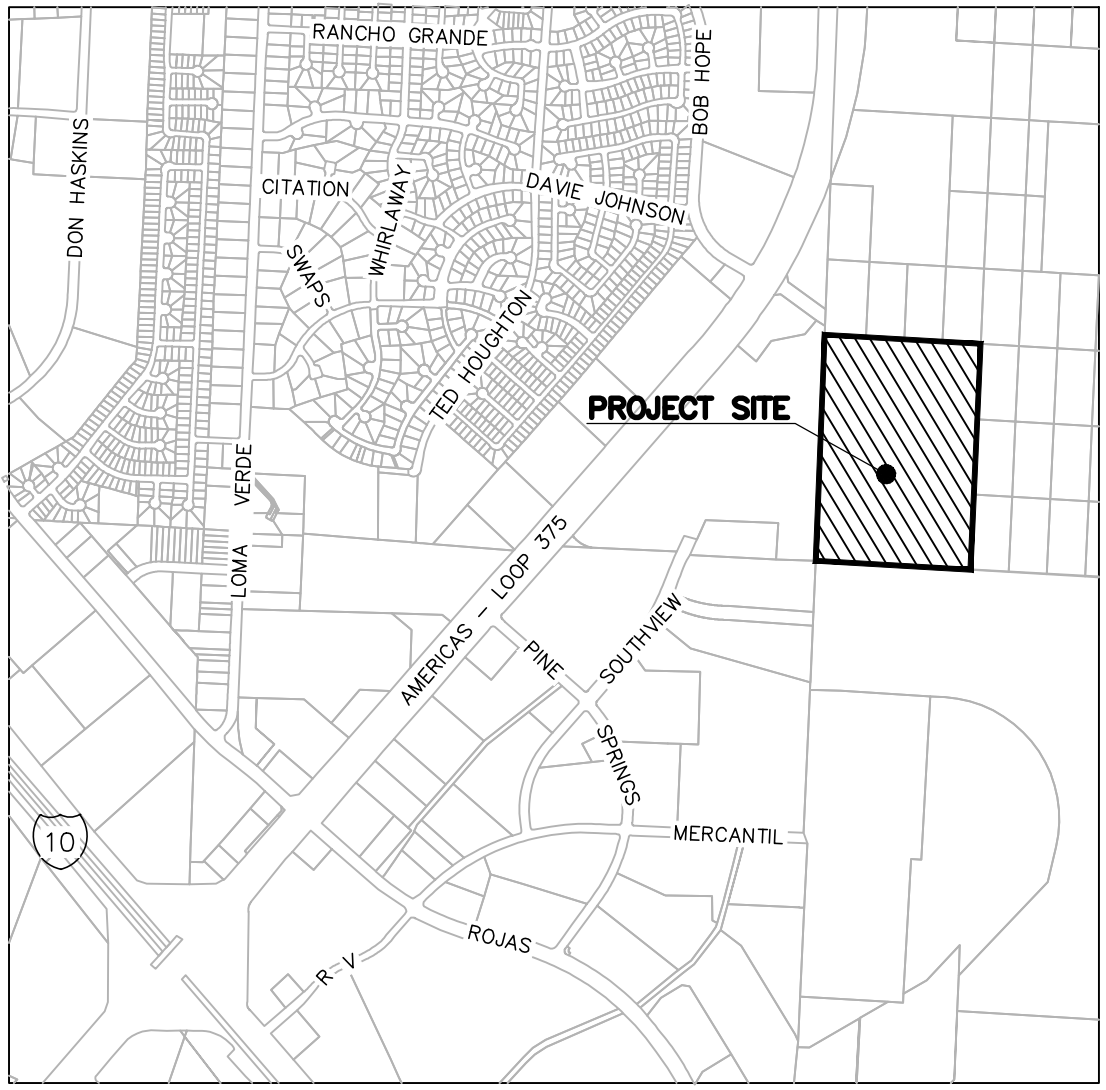
Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT:

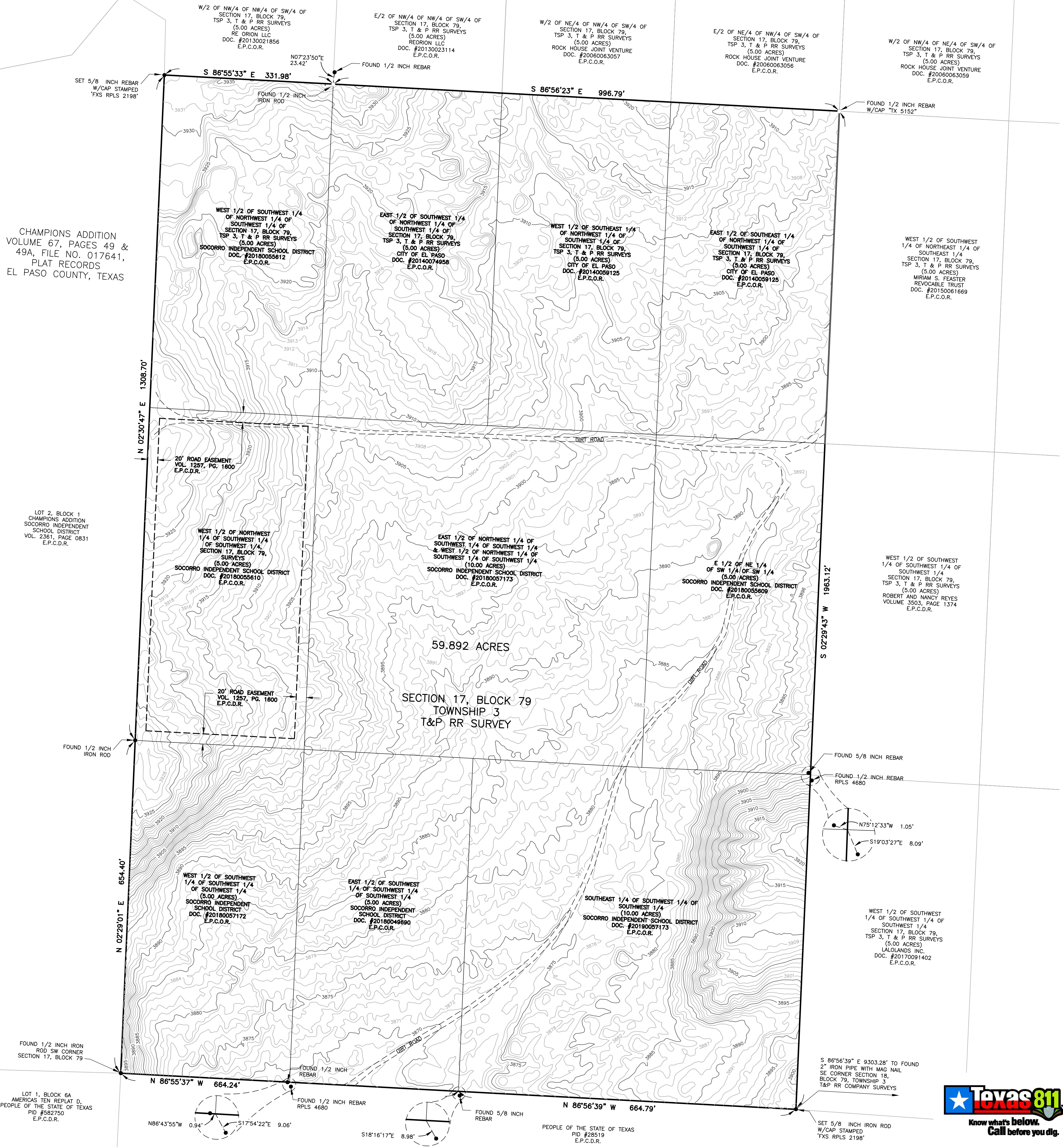
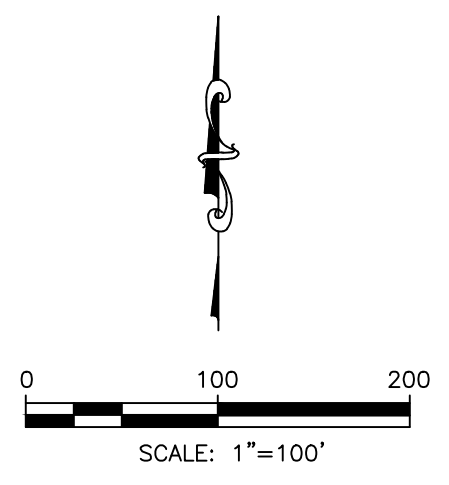


Philip Etiwe, Director
Planning & Inspections Department

EXHIBIT "A"



VICINITY MAP
N.T.S.



LEGEND:

- 3890 — INDEX CONTOURS
- 3891 — INTERMEDIATE CONTOURS
- SURVEYED PROPERTY BOUNDARY LINE
- E.P.C.D.R. EL PASO COUNTY, DEEDS RECORDS
- MONUMENT AS DESCRIBED
- E.P.C.O.R. EL PASO COUNTY, OFFICIAL RECORDS
- FOUND MONUMENT

SURVEY NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD 83 (2011), CENTRAL ZONE. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 2012A. ALL UNITS ARE IN U. S. SURVEY FEET.
2. THIS TOPOGRAPHIC SURVEY WAS PERFORMED UTILIZING TRIMBLE ALL TERRA VRS (VIRTUAL REFERENCE STATION) NETWORK.
3. UTILITIES SHOWN HEREON ARE BASED ON FIELD EVIDENCE, NO DIGGING WAS PERFORMED TO DETERMINE THE COMPLETENESS OR ACCURACY OF THE LOCATION OF THE UTILITY DATA SHOWN ON THIS PLAT. FXSA RECOMMENDS THAT A 811 CALL BE PLACED BEFORE ANY EXCAVATING ON THIS PROPERTY.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO RESEARCH OF EL COUNTY RECORDS FOR EASEMENTS WAS PERFORMED BY FXSA, INC., OR THE UNDERSIGNED. THERE MAY BE EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD THAT MAY AFFECT THIS PROPERTY.
7. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS DETAILED ON FEMA FIRM FOR EL PASO COUNTY, TEXAS UNINCORPORATED AREAS, COMMUNITY PANEL No. 480212 0250 B, EFFECTIVE DATE SEPTEMBER 4, 1991. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN; ZONE "A" DENOTES AREAS OF SPECIAL FLOOD HAZARD (100 YEARS FLOOD).
8. NOTICE: THE TEXAS STATE BOARD OF PROFESSIONAL LAND SURVEYING REGULATES SURVEYING IN TEXAS. THE BOARD IS LOCATED AT: BUILDING A, SUITE 156, 12100 PARK 35 CIRCLE, AUSTIN, TEXAS 78753 (512) 239-5263.

**59.892 ACRE TRACT
METES AND BOUNDS DESCRIPTIONS**

BEING A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEYS; SAID 59.892-ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF CHAMPIONS ADDITION, AS SHOWN ON PLAT RECORDED IN VOLUME 67, PAGES 49 & 49A, FILE NO. 017641 OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF SAID SECTION 17, BLOCK 79 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 02° 29' 01" EAST ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE WEST LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 654.40 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 30' 47" EAST CONTINUING ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1 AND THE WEST LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 1308.70 FEET TO A 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXS RPLS 2198" SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 86° 55' 33" E, A DISTANCE OF 331.98 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 86° 56' 23" EAST, A DISTANCE OF 996.79 FEET TO A 1/2-INCH DIAMETER REBAR WITH SURVEYOR'S CAP STAMPED "TX 5152" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 02° 29' 43" WEST, A DISTANCE OF 1963.12 TO A 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXS RPLS 2198" SET IN THE SOUTH LINE OF SAID SECTION 17, BLOCK 79 FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 2-INCH DIAMETER IRON PIPE WITH MAG NAIL FOUND AT THE SOUTHEAST CORNER OF SECTION 18, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEYS BEARS SOUTH 86° 56' 39" EAST, A DISTANCE OF 9303.28 FEET;

THENCE NORTH 86° 56' 39" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 664.79 FEET TO A 1/2-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 86° 55' 37" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 664.24 FEET TO THE POINT OF BEGINNING, CONTAINING 59.892 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

Jesse Fuentes
Jesse Fuentes
 Registered Professional Land Surveyor
 State of Texas No. 5988
 Date of Survey: 07-16-2019

08/28/2019
Date



IT'S THE LAW
 AND IT'S FREE - CALL BEFORE YOU DIG
 CALL TWO WORKING DAYS BEFORE YOU DIG IN TEXAS 1-800-344-8377 (1-800-DIG-TESS)

ES LA LEY
 GRATIS PARA USTED - LLAME ANTES DE EXCAVAR
 LLAME 2 DIAS DE TRABAJO ANTES DE EXCAVAR EN TEXAS 1-800-344-8377 (1-800-DIG-TESS)

REV.	DATE	BY	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
 SOCORRO INDEPENDENT SCHOOL DISTRICT
 STUDENT ACTIVITIES COMPLEX
 BEING A 59.892 ACRE TRACT
 SECTION 17, BLOCK 79, T&P RR SURVEY
 EL PASO COUNTY, TEXAS

FXSA Consulting Civil Engineers & Surveyors
 1130 Montano Ave., El Paso, Texas 79902
 Ph: (915) 333-4600 Fax: (915) 333-4673
 (DRE # 2884, 1981S# 100490-50)

LOT 1, BLOCK 6A
 AMERICAS TEN REPLAT D,
 PEOPLE OF THE STATE OF TEXAS
 PID #582750
 E.P.C.D.R.

WEST 1/2 OF WESTSWEST 1/4 OF WESTSWEST 1/4 OF WESTSWEST 1/4 OF SECTION 17, BLOCK 79, TSP 3, T & P RR SURVEYS (5.00 ACRES) SOCORRO INDEPENDENT SCHOOL DISTRICT DOC. #20180057172 E.P.C.O.R.

EAST 1/2 OF WESTSWEST 1/4 OF WESTSWEST 1/4 OF WESTSWEST 1/4 OF SECTION 17, BLOCK 79, TSP 3, T & P RR SURVEYS (5.00 ACRES) SOCORRO INDEPENDENT SCHOOL DISTRICT DOC. #20180049690 E.P.C.O.R.

PEOPLE OF THE STATE OF TEXAS
 PID #28519
 E.P.C.D.R.

SET 5/8" INCH IRON ROD W/CAP STAMPED "FXS RPLS 2198"

WEST 1/2 OF WESTSWEST 1/4 OF WESTSWEST 1/4 OF SECTION 17, BLOCK 79, TSP 3, T & P RR SURVEYS (5.00 ACRES) LALOJANDS INC DOC. #20170091402 E.P.C.O.R.

S 86°56'39" E 9303.28' TO FOUND 2" IRON PIPE WITH MAG NAIL SE CORNER SECTION 18, BLOCK 79, TOWNSHIP 3 T&P RR COMPANY SURVEYS

K:\2019\51967EP-SISD-SAC Top...Survey\ 10-2-0 Drawings DRAWN BY: M.P.
 \51967EP-SISD-SAC- 60 Acre Topographic Su... INTERNAL.dwg FXSA JOB NO. 51967EP

Bob Hope Dr and Joe Battle Blvd.

City Plan Commission — October 7, 2021 - **REVISED**

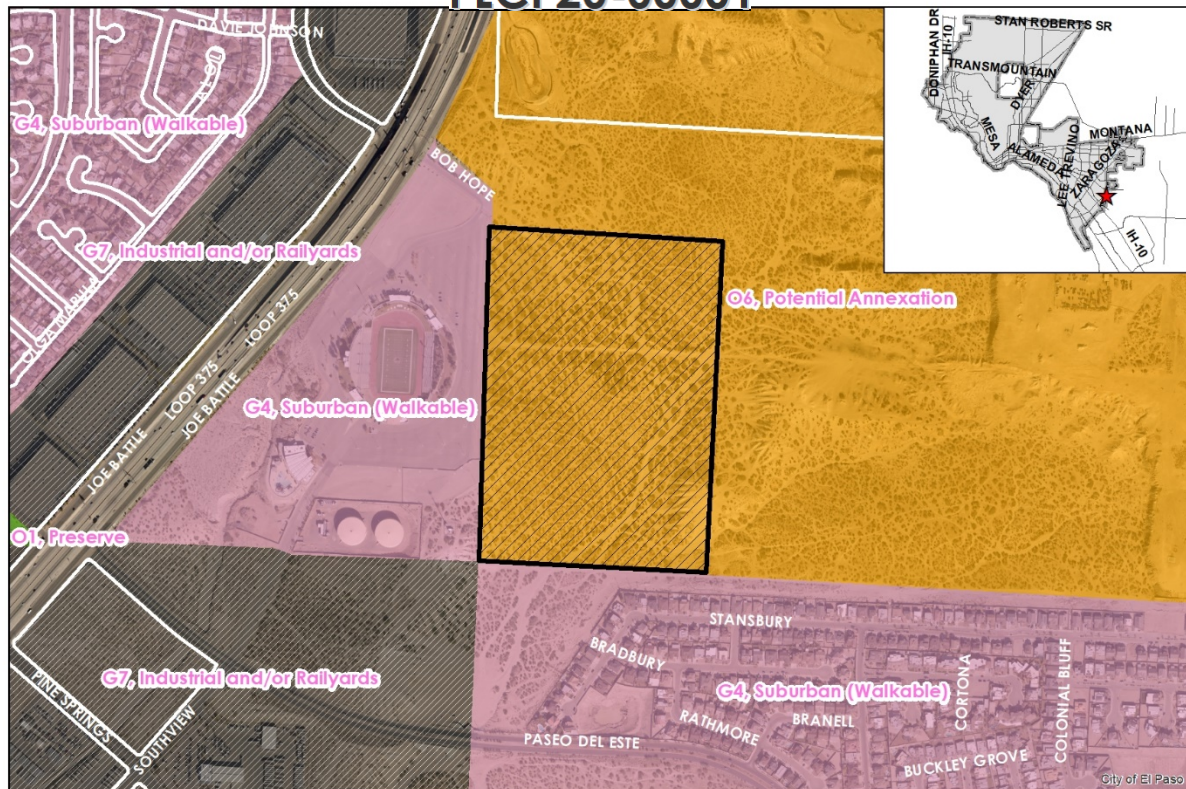


CASE NUMBER:	PLCP20-00001
CASE MANAGER:	John Scott, 212-1644, ScottJM1@elpasotexas.gov
PROPERTY OWNER:	Socorro Independent School District
REPRESENTATIVE:	Parkhill, Smith & Cooper-Eric Villalobos, P.E.; Jacob Hernandez, P.E.
LOCATION:	Bob Hope Dr. and Joe Battle Blvd, District 6
PROPERTY AREA:	59.892 acres
REQUEST:	Adjust the Future Land Use designation from O-6, Potential Annexation, to G-4, Suburban (walkable)
RELATED APPLICATIONS:	SUAX20-00001, PZRZ20-00016
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-6, Potential Annexation, to G-4, Suburban (Walkable), to accommodate proposed stadium development.

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

PLCP20-00001



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 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

0 200 400 800 1,200 1,600 Feet



Figure A. Subject Property & Immediate Surroundings

CASE HISTORY: SUAX20-00001 was the annexation case initiated by the Socorro Independent School District. The Annexation Service Agreement for the subject property was approved by City Plan Commission June 3, 2021 and by City Council August 3, 2021. The Annexation Ordinance for the subject property was approved by City Plan Commission on August 26, 2021 and by City Council September 28, 2021. PZRZ20-00016 is the Rezoning case being heard concurrently with the future land use amendment.

DESCRIPTION OF REQUEST: The applicant is proposing to adjust the Future Land Use designation on a 59.892-acre property in order to allow for development of the Socorro Student Activities Complex II. The G-4 designation is most in character with the proposed development for the property, which will be an expansion of the existing stadium directly adjacent. The proposed development is similar in scale and character to the nearby commercial development along Joe Battle Boulevard and Bob Hope Drive.

This case is related to application number PZRZ20-00016, which requests to rezone part of the subject area from R-F (Ranch-Farm) to C-4 (Commercial).

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: Nearby properties with similar developed uses are also designated G-4. There is an established residential community to the south, designated G-4, Suburban (Walkable). To the west, Socorro Student Activities Complex I is developed and also designated G-4, Suburban (Walkable). Adjacent land to the north and east lies within the City of El Paso’s Extraterritorial jurisdiction (ETJ).

COMPLIANCE WITH PLAN EL PASO – 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-4 – Suburban (Walkable): 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> calls out the G-4 designation as appropriate for large schools and parks, 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-4 designation.</p>
<p>Preferred Development Locations: Is the property in a “Compact Urban” area?</p>	N/A

THE PROPOSED DESIGNATION’S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS:	
<p>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.</p>	N/A
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.</p>	Development of the subject property will result in the further expansion of the developed footprint of the City and will result in an increase of local and regional vehicular traffic, as well as the expansion of occupied

	land needed to be served by emergency services and other City resources.
Natural Environment: Anticipated effects on the natural environment.	The subject property is currently undeveloped land. No arroyos or sensitive environments are included in the subject property.
Stability: Whether the area is stable or in transition.	The area within City limits to the west was annexed in 2006 and developed in a manner similar to the proposed development. It is anticipated that this development pattern will continue in the immediate area.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	The subject property was annexed and will be developed. The O-6 designation is no longer appropriate.

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:

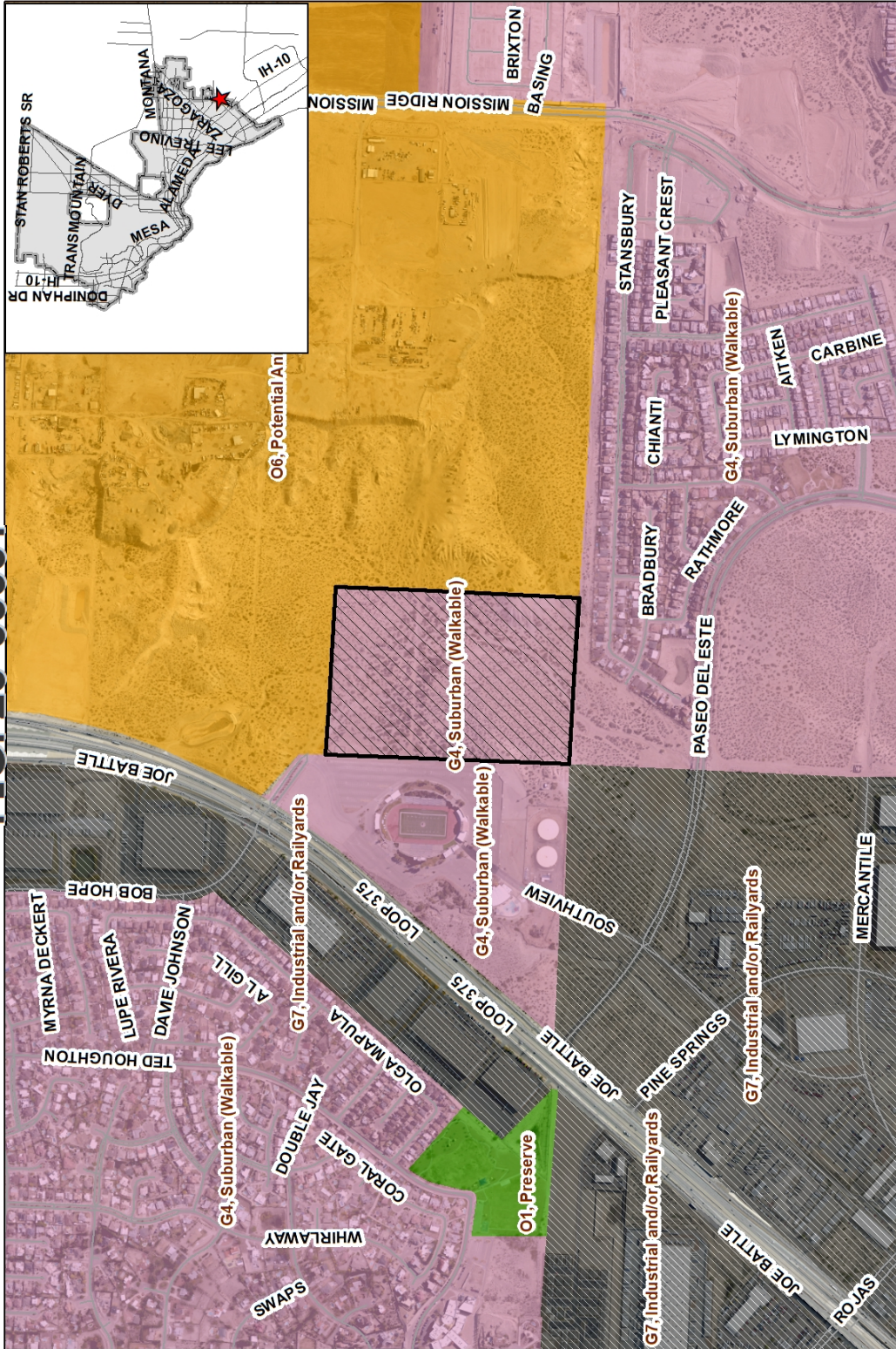
1. **Recommend Approval** of the request, finding that the request is in conformance with the review criteria of *Plan El Paso* as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan. **(Staff Recommendation)**
2. **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

PLCP20-00001



Subject Property



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