

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

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

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

DEPARTMENT HEAD: Philip Fiore

(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 A PORTION OF TRACT 9, BLOCK 9, UPPER VALLEY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS, FROM O-3, AGRICULTURE TO G-4, 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:

ORDINANCE NO. _____

HQ25-5338/Trans#615042/P&I/RTA
Aircraft and Westside FLUM Amendment

PLCP24-00003

1. That the areas identified in “Exhibit A” and legally described a portion of Tract 9, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, 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-4, 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 _____, 2025.

THE CITY OF EL PASO

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine,
City Clerk

APPROVED AS TO FORM:



Jesus A. Quintanilla
Assistant City Attorney

APPROVED AS TO CONTENT:



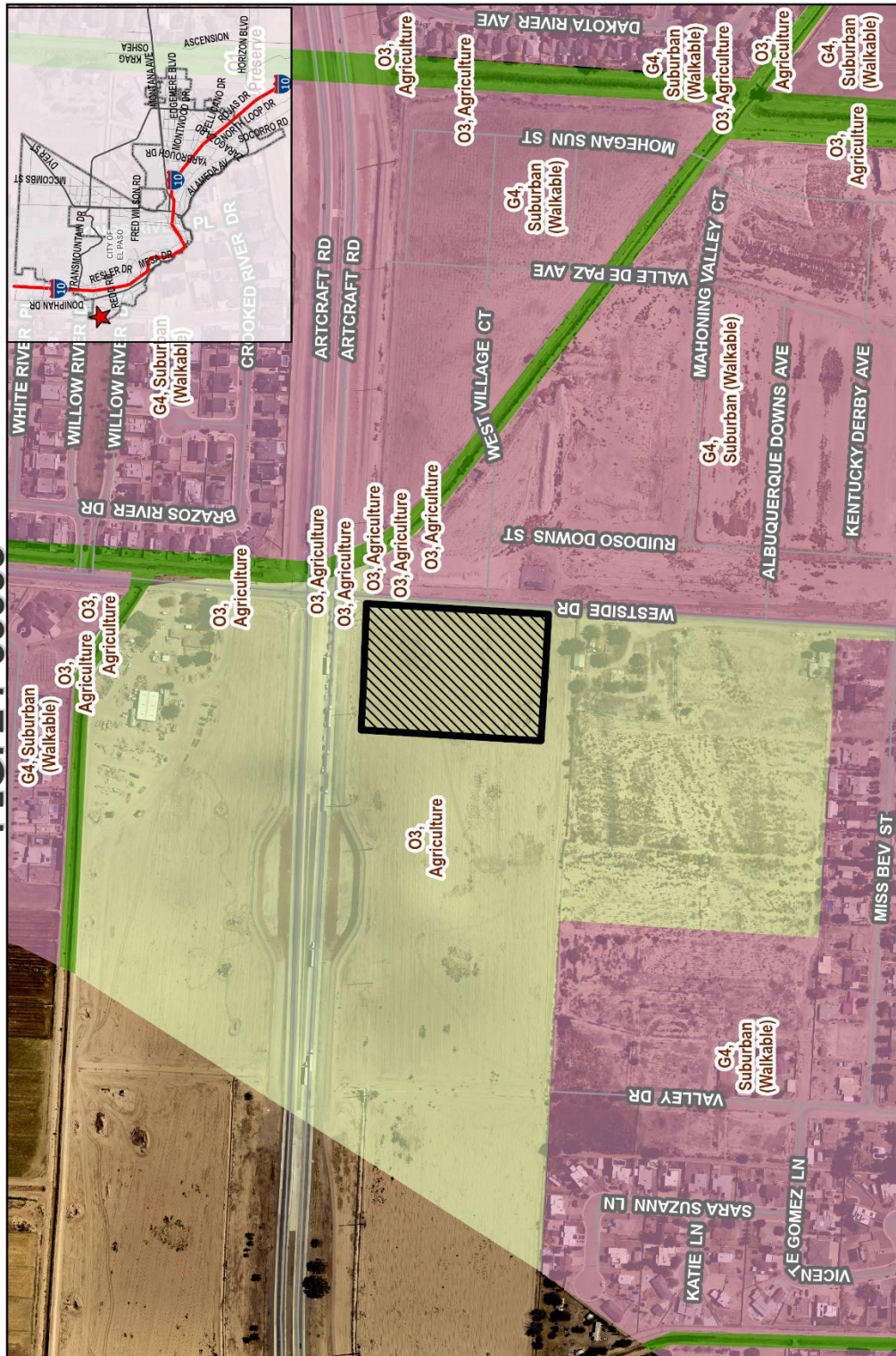
Philip Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____
HQ25-5338|Trans#615042|P&I|RTA
Artcraft and Westside FLUM Amendment

PLCP24-00003

Exhibit A: Future Land Use Map

PLCP24-00003



Subject Property

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 for use in legal proceedings or for other purposes may be subject to the jurisdiction of the state map-making & recording department. Planning Division makes no claim to its accuracy or completeness.

ORDINANCE NO. _____
 HQ25-5338/Trans#615042/P&I/RTA
 Artcraft and Westside FLUM Amendment

PLCP24-00003

EXHIBIT "A"

METES AND BOUNDS

PROPERTY DESCRIPTION: The parcel of land herein being described is a portion of Tract 9, Block 9, UPPER VALLEY SURVEYS, an addition to the City of El Paso, El Paso County, Texas and is being more specifically described by metes and bounds as follows:

Commencing at a found TXDOT BRASS CAP lying on the westerly Right-Of-Way line of Westside Drive (50.00 feet Public Right-Of-Way); Thence, South 00°08'00" West, along said Right-Of-Way line, a distance of 24.83 feet to a point being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 00°08'00" West, along said Right-Of-Way line, a distance of 565.54 feet to a point for a boundary corner;

THENCE, North 89°57'00" West, leaving said Right-Of-Way line, a distance of 394.30 feet to a point for a boundary corner;

THENCE, North 00°08'00" East, a distance of 561.02 feet to a point for a boundary corner lying on the southerly Right-Of-Way line of El Paso Electric Parcel, Deed recorded under Clerk's File No. 20130007798, Real Property Records of El Paso County, Texas;

THENCE, North 89°23'38" East, along said Right-Of-Way line, a distance of 394.33 feet back to the "TRUE POINT OF BEGINNING" of this description.

Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land, more or less.

A PLAT OF SURVEY OF EVEN DATE ACCOMPANIES THIS METES AND BOUNDS DESCRIPTION.

SLI ENGINEERING, INC.
Consulting Engineers—Land Surveyors

Guillermo Licon
Registered Professional Land Surveyor
Texas License No. 2998



02/ 03/ 2024



The following restrictive covenants of record itemized below:

Item 1, Schedule B is hereby deleted.

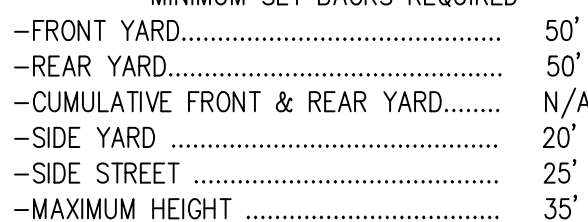
10. The following matters and all terms of the documents creating or offering evidence of the matters:

- a. Intentionally Deleted.
- b. Any and all unrecorded agreements, contracts, and leases, and rights of parties therein. Not a survey item.
- c. Mineral reservations and/or mineral interests as set out in Volume 404, Page 137, Real Property Records, El Paso County, Texas. Blanket in nature and applies.
- d. Subject to all matters, contracts, taxes, construction charges, and right-of-way for irrigation and drainage ditches applicable to property in the El Paso County Water Improvement District No. 1, as described in Letter dated July 23, 1991. Blanket in nature and applies.
- e. Intentionally Deleted.
- f. Intentionally Deleted.
- g. Intentionally Deleted.
- h. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. Blanket in nature and applies.
- i. Subject to any additional tax or taxes imposed, or which may be imposed, or the roll back of any taxes by any taxing authority due to the sale or change of use of the above described property pursuant to the Revised Civil Statutes of Texas 1925, as amended and the Constitution of the State of Texas, as amended. Blanket in nature and applies.
- j. A fifty (50) foot setback line along the east and west property lines as shown on Survey dated _____ by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.
- k. A twenty-five (25) foot setback line along the north property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.
- l. A twenty (20) foot setback line along the south property line shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.
- m. A twenty-five (25) foot additional right of way to be dedicated in the future along the east property line as shown on Survey dated _____, by Guillermo Licon, Texas Registered Professional Land Surveyor No. 2998. Applies and plotted hereon.

1. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
2. BASIS OF BEARING: UPPER VALLEY SURVEYS.
3. TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, OF No. 22400754 AND EFFECTIVE DATE OF JANUARY 20, 2023.
4. THERE WERE NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THE CITY WILL REQUIRE AN ADDITIONAL 25 FEET ALONG EASTSIDE PROPERTY LINE TO BE DEDICATED TO SUBDIVISION APPLICATION, AS ADDITIONAL RIGHT-OF-WAY TO WESTSIDE DRIVE.
6. THERE WERE NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL OR CEMETERY.

TXDOT:	915-790-4200
STORM WATER UTILITIES:	915-594-5687
EL PASO WATER UTILITIES:	1154 HAWKINS, 79961-0511
SEWER SERVICE:	915-594-5330
WATER SERVICE:	915-594-5330
CITY OF EL PASO:	300 N. CAMPBELL, 79901
	915-212-0000
E.P.E. COMPANY	915-543-5711

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This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and / or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JANUARY 15, 2023.



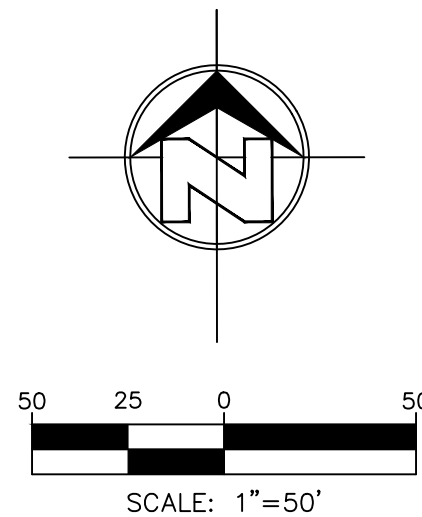
ALL INFORMATION SHOWN HEREON WITH RESPECT TO UNDERGROUND CONDITIONS WAS DETERMINED BY DATA COLLECTED THROUGH SURVEY CREW OBSERVATION AND OTHER INFORMATION TAKEN FROM EXISTING PLANS AND MAPS OF RECORD. NO UNDERGROUND UTILITIES EXISTING OR ABANDONED WERE EXPOSED OR LOCATED.

UNLESS SPECIFICALLY ACCEPTED BY SLI ENGINEERING, INC.
IN WRITING, SLI ENGINEERING, INC. MAKES NO CLAIM,
EXPRESSED OR IMPLIED, AS TO THE UNDERGROUND SITE
CONDITIONS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480212 0125 B, DATED SEPTEMBER 04, 1991 THIS PROPERTY LIES IN FLOOD ZONE "X".

ZONE "X", ARE AREAS OF MINIMAL FLOOD HAZARD.

DUE TO INHERENT INACCURACIES OF FEMA OR FLOOD INSURANCE RATE MAPS THIS SURVEYOR DOES NOT CERTIFY TO THE ACCURACY OF LOCATIONS BASED ON SUCH MAPS. THIS FLOOD STATEMENT SHALL NOT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND	
SIGN	
BOUNDARY LINE	
GUARD POST	GP
PROPERTY CORNER	
CITY MONUMENT	
ELECTRIC BOX	
TRAFFIC LIGHT BOX	
GAS METER	
TRAFFIC LIGHT	
POWER POLE	

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Said parcel of land containing 222,102.16 Sq. Ft. (5.1000 Acres) of land more or less.

To: Artwest Ventures, LLC and Lone Star Title Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", established in 2020, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 7b2, 7c, 8, 9, 10, 11b, 16, 17, 18 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA/NSPS and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: _____

SLI ENGINEERING, INC
Reg. No. F-1902
SURVEYING
Reg. No. 100120-00

ALTA / NSPS
LAND TITLE
SURVEY

Artcraft and Westside

City Plan Commission — June 18, 2025



CASE NUMBER:	PLCP24-00003
CASE MANAGER:	Andrew Salloum, (915) 212-1603, SalloumAM@elpasotexas.gov
PROPERTY OWNER:	Artwest Ventures LLC
REPRESENTATIVE:	SLI Engineering Inc. c/o Georges Halloul
LOCATION:	South of Artcraft Rd. and West of Westside Dr. (District 1)
PROPERTY AREA:	5.10 acres
REQUEST:	Adjust the Future Land Use designation from O-3, Agriculture to G-4, Suburban (Walkable)
RELATED APPLICATIONS:	PZR24-00005, 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-3, Agriculture to G-4, Suburban (Walkable), to allow a proposed neighborhood commercial development.

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

PLCP24-00003

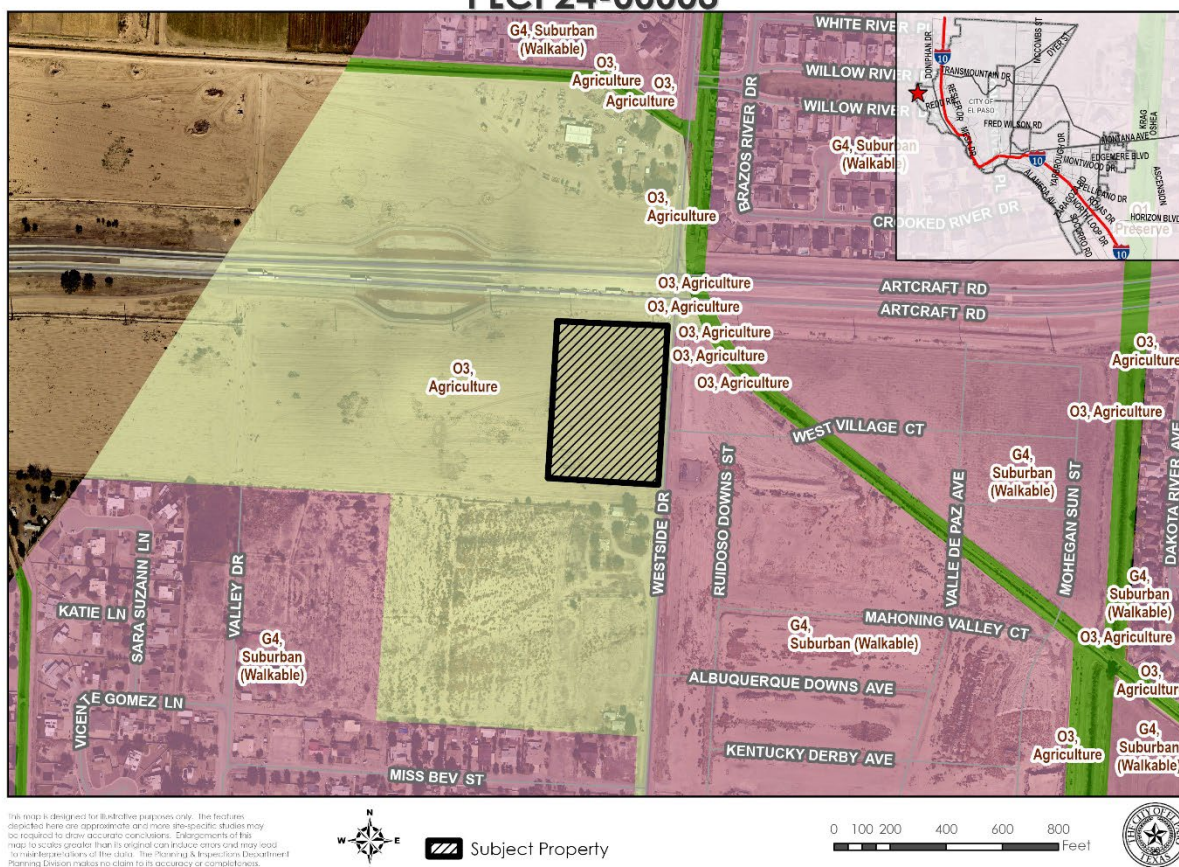


Figure A. Subject Property & Immediate Surroundings

DESCRIPTION OF REQUEST: The applicant is proposing to amend the Future Land Use designation for a 5.10-acre property from O-3, Agriculture to G-4, Suburban (Walkable), in order to allow for a neighborhood commercial development. This proposed use aligns with the existing Northwest Upper Valley Plan.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The O-3, Agriculture is obsolete due to the state highway and nearby development. The G-4 designation is most in character with the proposed development for the property, which is similar in scale and character to nearby residential and general mixed-use zoned properties and uses. The request is aligned with the Artcraft Corridor vision in the Upper Valley Plan. The nearby properties with similar zoning and uses are also designated G-4. The vacant lots located to the north, south, and west are designated O-3, Agriculture. The vacant lot located to the east is designated G-4, Suburban and is zoned G-MU (General Mixed Use). The residential lots located further northwest, south, and southwest are designated G-4, Suburban and are zoned R-2 (Residential) and P-R 1 (Planned Residential Development). Any proposed development is encouraged to be sensitive and mitigate impacts of the uses to the maximum extent possible.

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-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> identifies the G-4 designation is appropriate for neighborhood commercial uses. The associated rezoning to C-1 will ensure that any future proposed uses will remain compatible with the G-4 designation.</p>
<p>Preferred Development Locations: Located along an arterial (or greater street classification) or the intersection of two collectors (or greater street classification). The site for proposed amendment is not located mid-block, resulting in it being the only property on the block with an alternative zoning district, density, use and/or land use.</p>	<p><i>Plan El Paso</i> calls out the G-4 designation as appropriate for neighborhood commercial uses and residential uses, which is in keeping with the proposed uses.</p>

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>	<p>The subject property lies within the Artcraft corridor identified in the Northwest Upper Valley Plan and is compatible with the policies identified in the plan. The plan calls for neighborhood commercial uses to serve the neighborhood.</p>
<p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested change.</p>	<p>The proposed development of the subject property will not have adverse effect on the existing residential, commercial, and agricultural uses.</p>

Natural Environment: Anticipated effects on the natural environment.	The subject property is currently inactive farmland and vacant. The existing irrigation canals and drainage laterals are not adjacent to the development.
Stability: Whether the area is stable or in transition.	The surrounding land use has steadily been transitioning from farmland to residential, mixed residential, and neighborhood commercial uses.
Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing designation no longer suitable for the property.	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' designation is no longer appropriate. The current TxDOT construction of Artcraft which will transition the roadway.

RELATED APPLICATIONS: This case is related to application number PZRZ24-00005, which requests to rezone the subject area from R-F (Ranch-Farm) to C-1 (Commercial), which is compatible with the low intensity mix of uses permitted in the surrounding area and in the Northwest Upper Valley Plan.

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.