



ITEMS 25 & 26

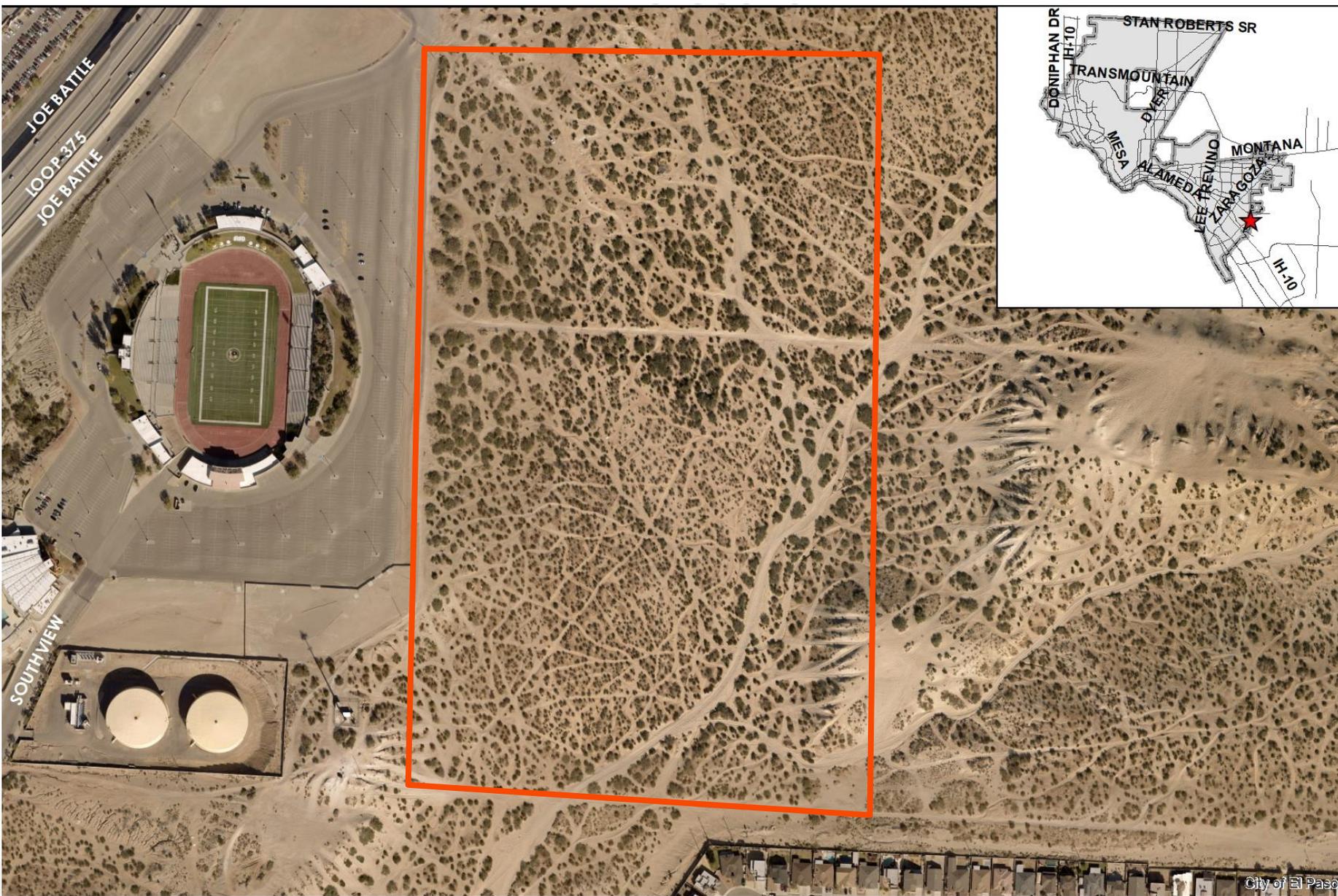
# Joe Battle Blvd. & Bob Hope Dr./SISD SAC II Future Land Use Map Amendment & Rezoning

PLCP20-00001 & PZRZ20-00016



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# Aerial

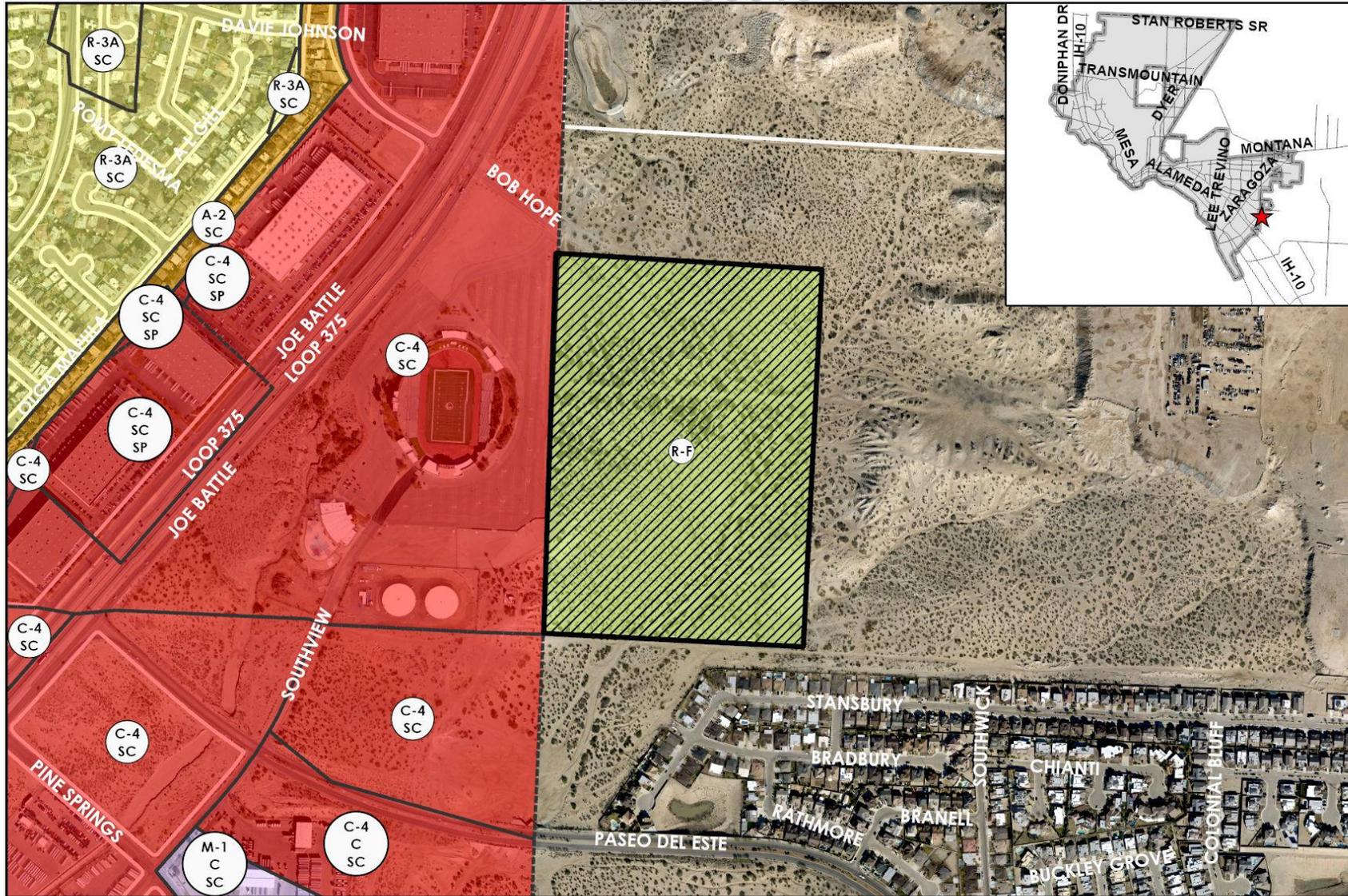
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



# PZRZ20-00016



## Existing Zoning



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 Subject Property



# Proposed Change

## Future Land Use Map (FLUM)

- Laid out in *Plan El Paso*
- Guide to form, direction, and timing of future growth

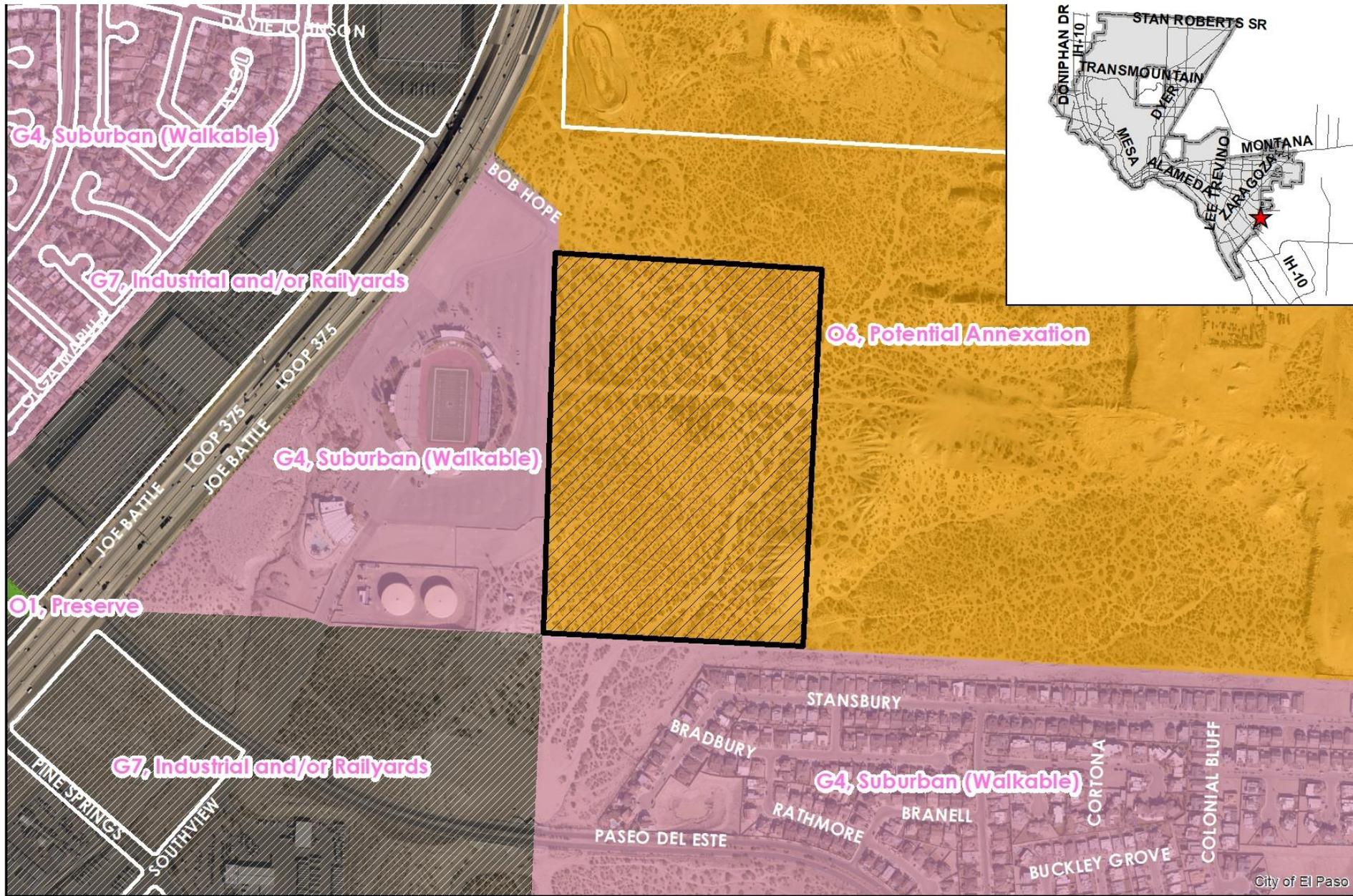
## **O-6 – Potential Annexation**

- Potentially developable land that is not needed for urban expansion at this time but is available if expansion is needed.
- Land can be redesignated from O-6 to a growth sector through a formal amendment to the Future Land Use Map.

## **G-4 – Suburban (Walkable)**

- Modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers.
- Generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

# Future Land Use - Current



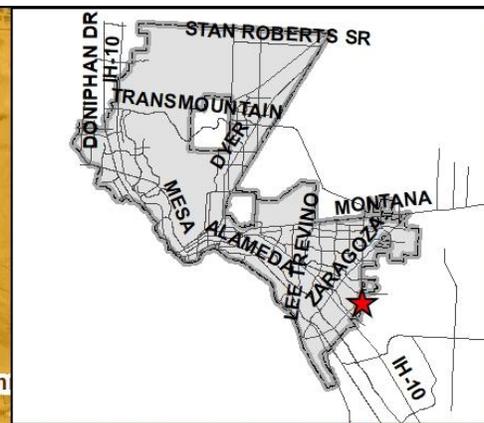
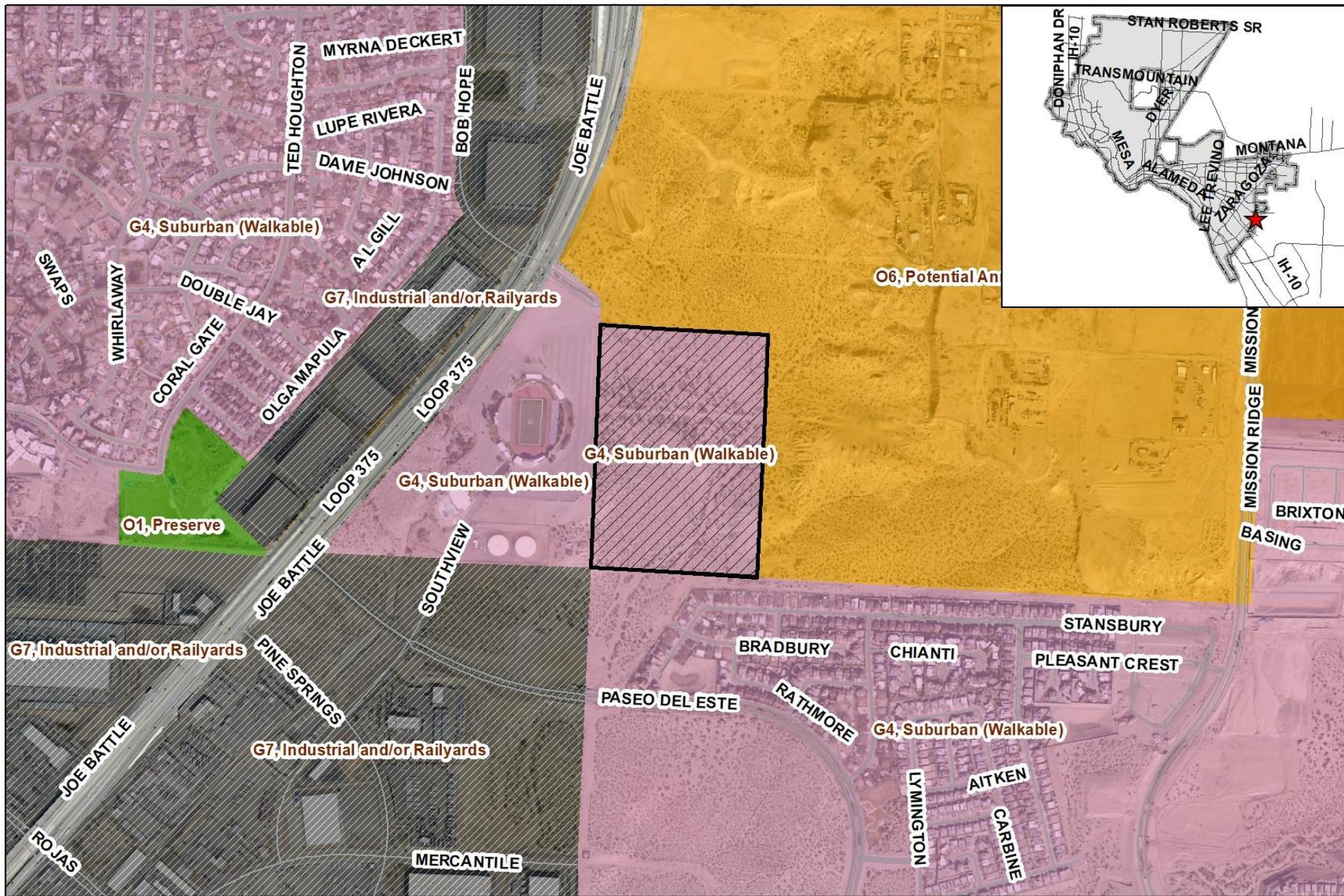
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Subject Property



# Future Land Use - Proposed



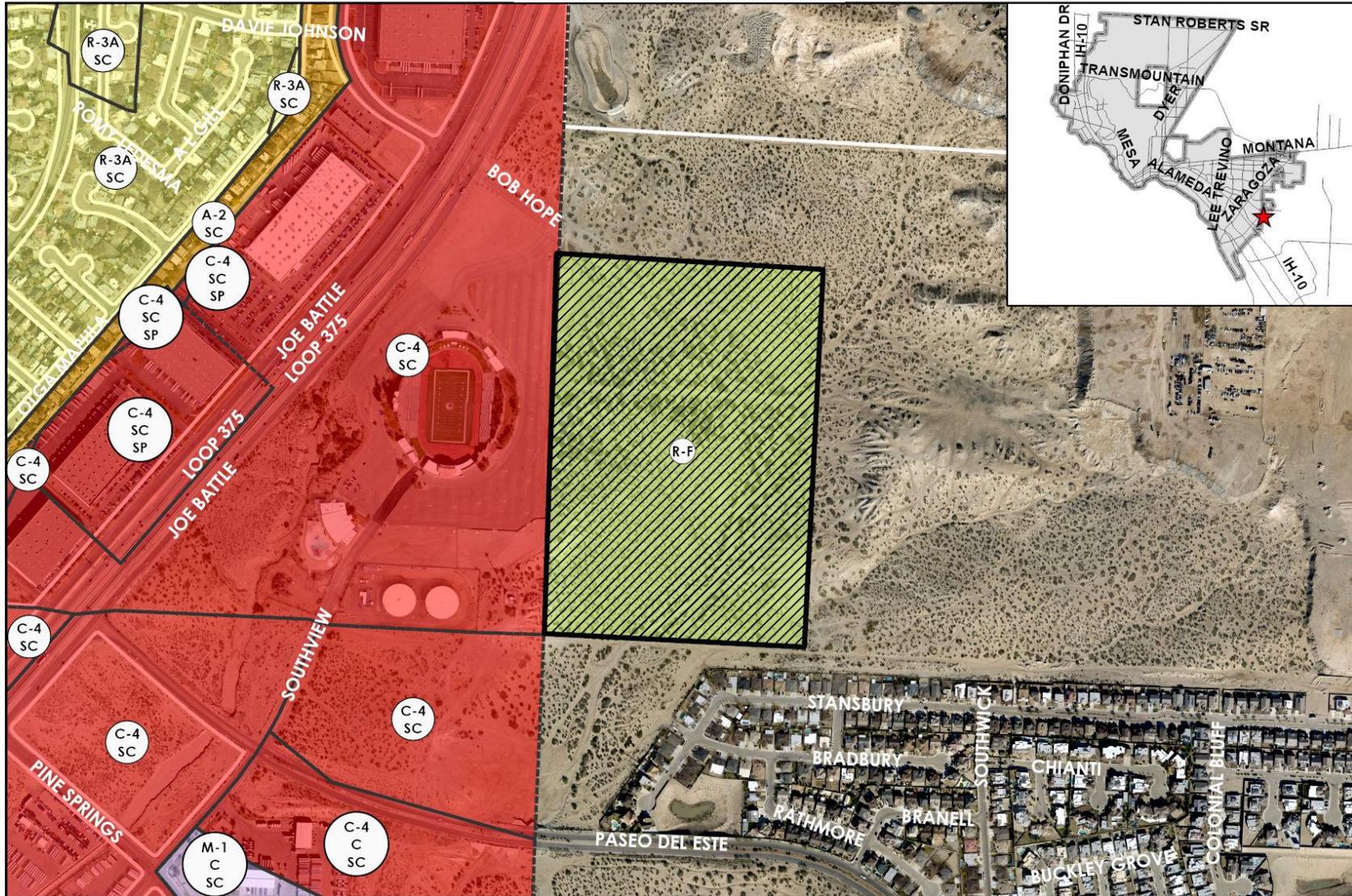
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Subject Property



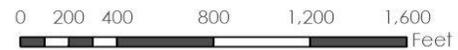
# Existing Zoning



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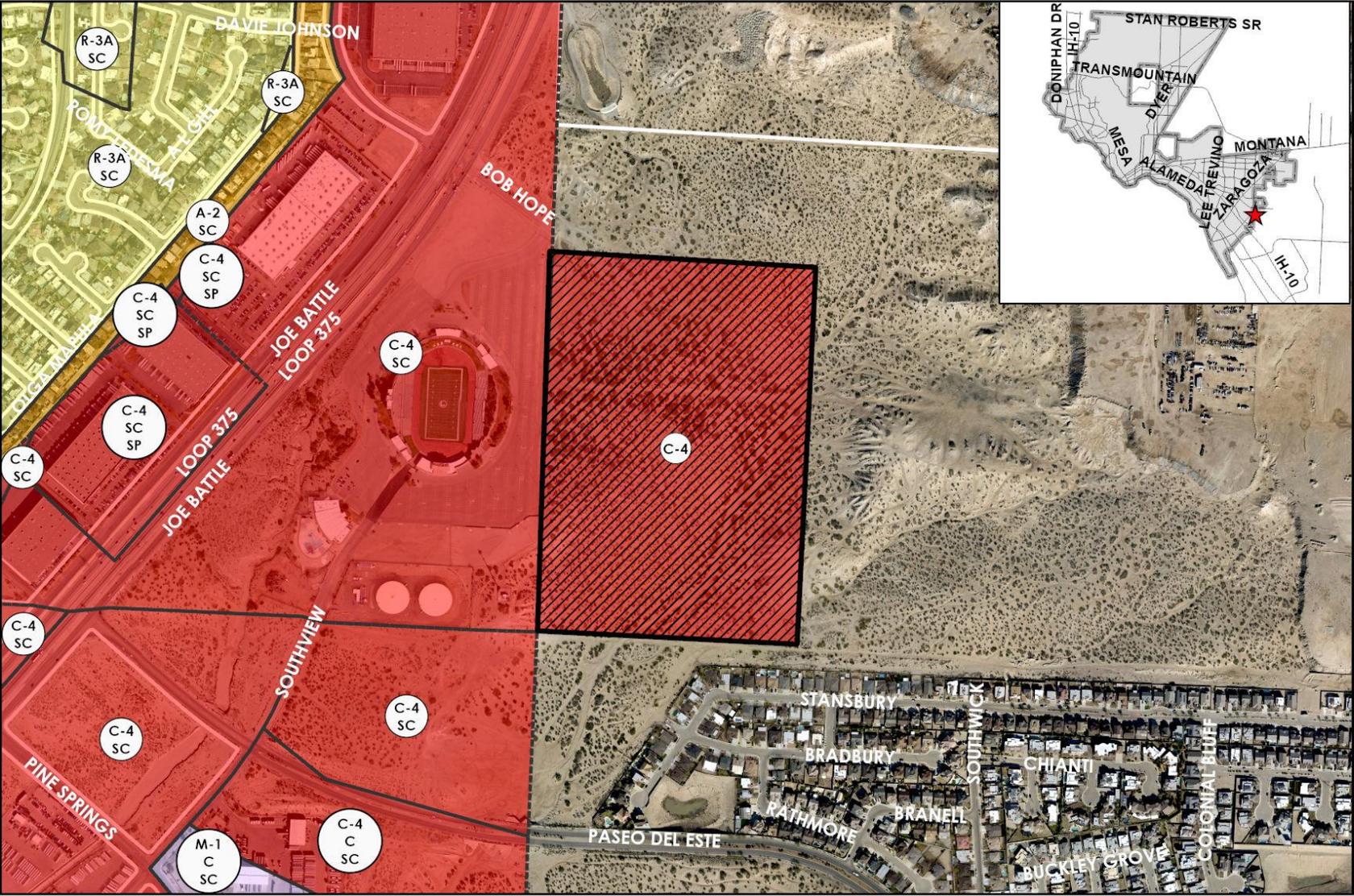
 Subject Property



# PZRZ20-00016



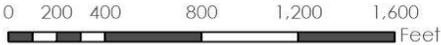
# Proposed Zoning



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 Subject Property



**TRACT METES AND BOUNDS DESCRIPTION**

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

BEGINNING AT A 10-INCH DIAMETER IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF THE CHAMPIONS ADDITION, AS SHOWN ON PLAT RECORDED IN VOLUME 87, PAGES 49 & 48A, FILE NO. 017941 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 10-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 "TX 5152" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 86° 55' 33" EAST, A DISTANCE OF 331.98 FEET TO A 10-INCH DIAMETER REBAR FOUND FOR AN ANGLE CORNER OF THIS TRACT;

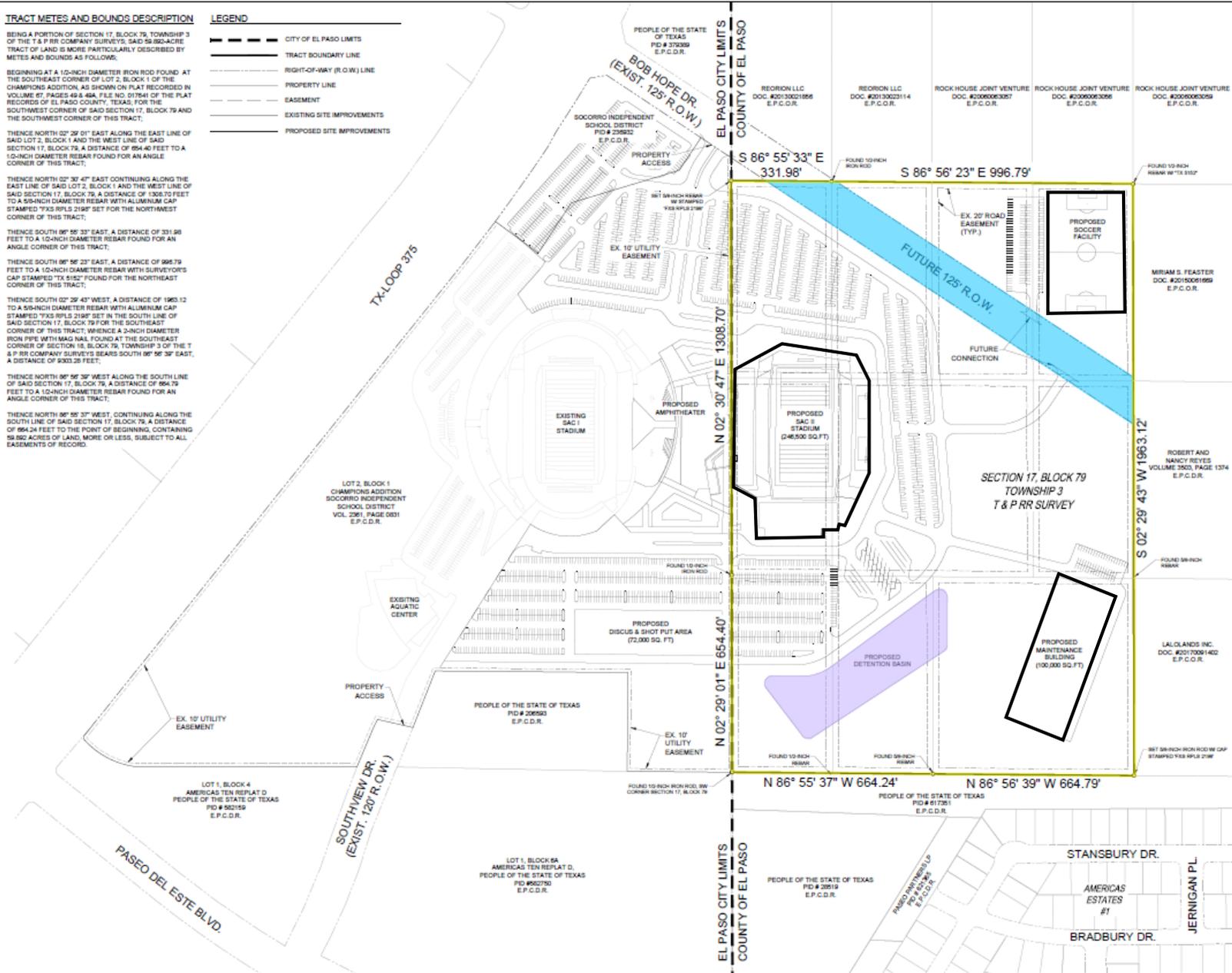
THENCE SOUTH 86° 56' 23" EAST, A DISTANCE OF 996.79 FEET TO A 10-INCH DIAMETER REBAR WITH SURVYORS CAP STAMPED "TX 5152" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 02° 29' 01" WEST, A DISTANCE OF 1963.12 FEET TO A 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "TX 5152" SET IN THE SOUTH LINE OF SAID SECTION 17, BLOCK 79 FOR THE SOUTHWEST CORNER OF THIS TRACT; WHEN A 2-INCH DIAMETER IRON PIPE WITH MAG NAIL FOUND AT THE SOUTHWEST CORNER OF SECTION 18, BLOCK 79, TOWNSHIP 3 OF THE T & P RR COMPANY SURVEY BEARS SOUTH 86° 56' 30" EAST, A DISTANCE OF 5993.28 FEET;

THENCE NORTH 86° 55' 37" WEST ALONG THE SOUTH LINE OF SAID SECTION 17, BLOCK 79, A DISTANCE OF 664.24 FEET TO A 10-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.

- LEGEND**
- CITY OF EL PASO LIMITS
  - TRACT BOUNDARY LINE
  - RIGHT-OF-WAY (R.O.W.) LINE
  - PROPERTY LINE
  - EASEMENT
  - EXISTING SITE IMPROVEMENTS
  - PROPOSED SITE IMPROVEMENTS



**OWNER**

SOCORRO INDEPENDENT SCHOOL DISTRICT  
12440 RUJAS DR. EL PASO, TEXAS 79628  
(915) 837-0285  
CONTACT: THOMAS A. EYENGTON, AIA  
CHIEF OPERATIONS OFFICER

**SURVEYOR**

FXSA Consulting Civil Engineers & Surveyors  
1108 Montana Ave., El Paso, Texas 79902  
PH: (915) 533-4650 FAX: (915) 533-4652  
(915) 7-204, 1915 (915) 5049-95  
CONTACT: JESSE FUENTES, R.P.L.S.

**CIVIL ENGINEER**

PARKHILLSMITH&COOPER  
501 W. SAN ANTONIO AVE. EL PASO, TEXAS 79901  
(915) 533-8811 (TXPE # F-965)  
CONTACT: ERIC VILLALOBOS, P.E.



**SOCORRO ISD STUDENT ACTIVITIES COMPLEX II (SAC II) ADDITION**

BEING A PORTION OF SECTION 17, BLOCK 79, TOWNSHIP 3 TEXAS AND PACIFIC RAILWAY COMPANY SURVEY EL PASO COUNTY, TEXAS CONTAINING 59.892 ACRES ±

GENERALIZED PLOT PLAN  
DATE OF COMPLETION: MAY 2020

# Conceptual Plan



## Previous Case History

- 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.



# Subject Property

# Surrounding Development



W



N



S



E

# Public Input

- Notices were mailed to property owners within 300 feet on October 22, 2021.
- As of November 4, 2021, the Planning Division has received one (1) email in opposition to the rezoning request and no communication in support of the rezoning request.





## Recommendation

- Staff recommends approval of the future land use map amendment and approval of the rezoning request



## 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