



## City of El Paso – City Plan Commission Staff Report

**Application Type:** Comprehensive Plan Amendment  
**CPC Hearing Date:** February 25, 2016  
**Staff Planner:** Ryan Kirby, (915) 212-1586, kirbyr1@elpasotexas.gov  
**Location:** North of Country Club Road and East of Hunters Glenn Lane  
**Legal Description:** Portion of Lot 9, Block 1, Country Place Estates, City of El Paso, El Paso County, Texas  
**Acreage:** 3.73 acres  
**Rep District:** 1  
**Current Zoning:** S-D/spc (Special Development/special protective conditions)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** Yes; Conditions imposed by Ordinances Nos. 9352 and 12708, dated April 19, 1988 and February 6, 1996, respectively.  
**Request:** Comprehensive Plan Amendment (Amending the Northwest Upper Valley Plan from low density residential to mixed use.)  
**Proposed Use:** Dwelling, attached single-family (Townhomes)  
**Property Owner:** Country Place Estate 9, LLC  
**Representative:** Bashar Abugalyon

### **SURROUNDING ZONING AND LAND USE**

**North:** PR-I/spc (Planned Residential-I/special protective conditions) / single-family dwellings  
**South:** R-3 (Residential) / Vacant & New Mexico state line  
**East:** PR-I & S-D/spc (Planned Residential-I/special protective conditions & Special Development District/special protective conditions) / Rio Grande River  
**West:** R-2/spc (Residential/special protective conditions) / Single-family dwellings

**PLAN EL PASO DESIGNATION:** G-4, Suburban (Walkable) (Northwest Planning Area)

**NEAREST PARK:** Rio Grande River Trail #1 (397 feet)

**NEAREST SCHOOL:** Lincoln Middle School (6,630 feet)

### **APPLICATION DESCRIPTION**

The request is for a Comprehensive Plan Amendment to the Northwest Upper Valley Plan changing the designation within the plan for the subject property from “very low density residential” to “mixed use”. On April 19<sup>th</sup> 1988, the City of El Paso passed Ordinance No.9352 changing the zoning of the subject property to S-D/spc (Special Development/special protective conditions) and on January 13, 2003 the City of El Paso passed Ordinance No. 15670 adopting the Northwest Upper Valley Plan. In that plan the subject property was improperly designated as “very low density residential” as this was incompatible with the current zoning of S-D/spc (Special Development/special protective conditions) in place at that time.

### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the Comprehensive Plan Amendment to the Northwest Upper Valley Plan as it furthers the goals of Plan El Paso, the City’s Comprehensive Plan.

### **Attachments**

1. Location within Northwest Upper Valley Plan
2. Detailed Site Development Plan



