



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

**Case No:** PLPC16-00002  
**Application Type:** Comprehensive Plan Amendment  
**CPC Hearing Date:** May 19, 2016  
**Staff Planner:** Anne Antonini, (915) 212-1814, [antoniniam@elpasotexas.gov](mailto:antoniniam@elpasotexas.gov)  
**Location:** South of Pebble Hills Boulevard and East of John Hayes Street  
**Legal Description:** A Portion of Section 48, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas, and a portion of Section 18, Block 78, Township 2, Texas and Pacific Company Surveys, El Paso County, Texas  
**Acreage:** 617.14 acres  
**Rep District:** District 5  
**Current Zoning:** ETJ  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A, current applications for annexation and rezoning  
**Request:** Comprehensive Plan Amendment (Amending the East Plan Area from O5, Remote to G4, Suburban (Walkable))  
**Proposed Use:** Residential and Commercial Development  
**Property Owner:** Ranchos Real Land Holdings LLC  
**Representative:** Conde, Inc.

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

**North:** R-5 / Vacant and Single Family Residential (Tierra del Este III Land Study)  
**South:** ETJ / Vacant  
**East:** ETJ / Vacant  
**West:** S-D (Special District) / High School; G-MU (General Mixed Use) Vacant; C-2/C (Commercial / Conditions) / Vacant

**PLAN EL PASO DESIGNATION:** O5, Remote (East Planning Area)

**NEAREST PARK:** Tierra del Este #64 (1,088 feet)

**NEAREST SCHOOL:** El Dorado 9<sup>th</sup> Grade High (138 feet)

### **APPLICATION DESCRIPTION**

The request is for a Comprehensive Plan Future Land Use Map Designation Amendment from O-5, Remote to G4, Suburban (Walkable). The applicant proposes to develop the subject property as a commercial center and residential subdivision. This case is related to rezoning application number PZRZ16-00009, which requests to rezone the subject property from R-F (Ranch Farm) to C-2 (Commercial) and R-5 (Residential), and to the Tierra del Este Phase V Development Agreement, which requests that the subject property be annexed to the City of El Paso as four parcels.

Though classified by Future Land Use Map of Plan El Paso as O5, Remote, the applicant has applied for and received vesting rights under the City's prior Comprehensive Plan. The classification of O5, Remote is applied to remote land in the desert or mountains, and Plan El Paso states that City regulations and policy decisions should not encourage urban development in O5-designated areas until at least 2030. However, the subject property was granted water and sewer service connection in 2009 by the Public Services Board, and the current Comprehensive Plan, Plan El Paso was adopted in 2012.

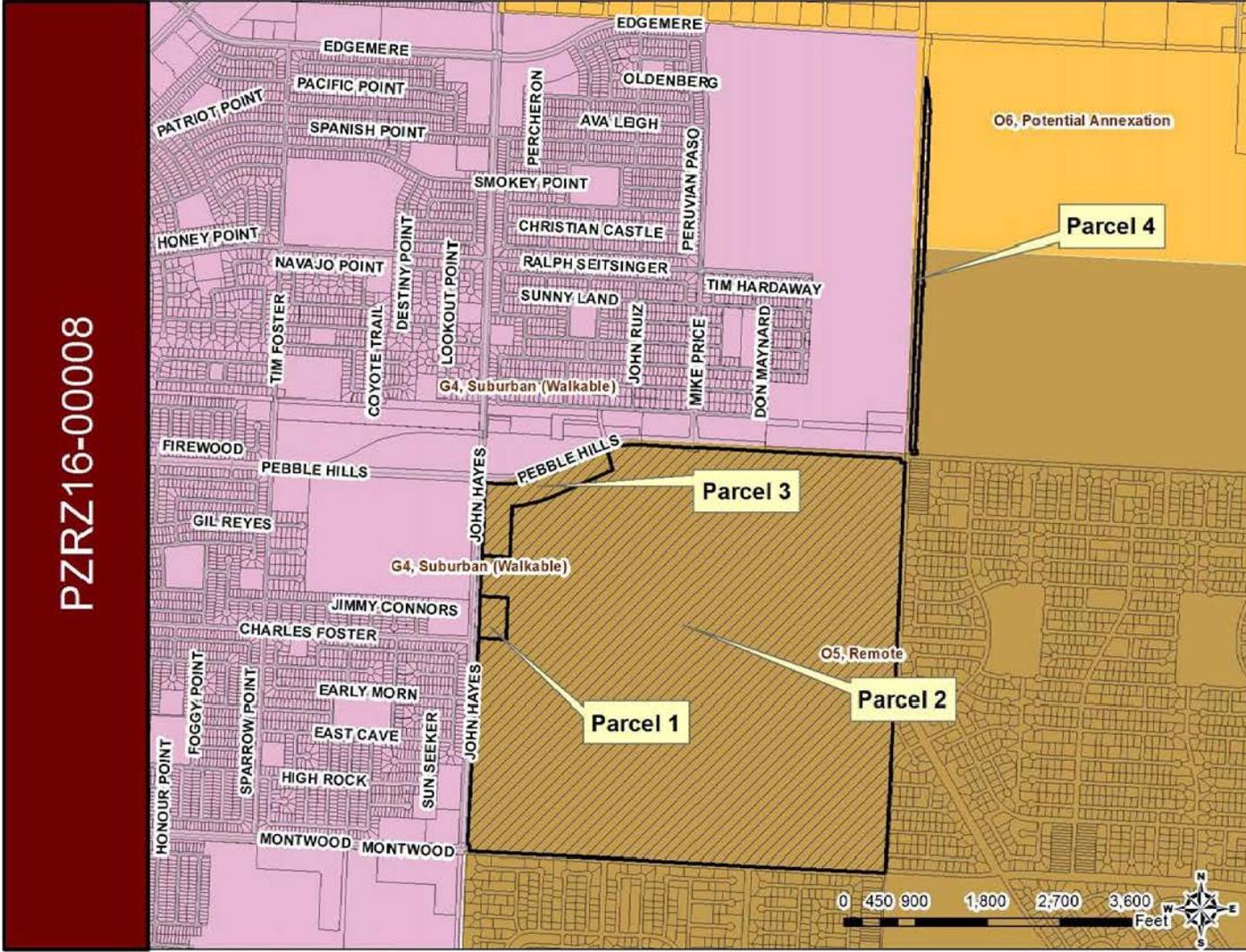
### **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **APPROVAL** of the Comprehensive Plan Amendment to the East Plan Area as the applicant has been determined to have a valid claim for vesting rights that predates the adoption of Plan El Paso.

### **Attachments**

1. Existing Future Land Use Map for the Subject Property
2. Proposed Future Land Use Map for the Subject Property

Attachment 1: Existing Future Land Use Map for the Subject Property



Attachment 2: Proposed Future Land Use Map for the Subject Property

