

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

DEPARTMENT: Development Services Department, Planning Division

AGENDA DATE: Introduction: April 22, 2008
Public Hearing: May 13, 2008

CONTACT PERSON/PHONE: Ernesto Arriola, 541-4723

DISTRICT(S) AFFECTED: # 8

SUBJECT:

An Ordinance amending the boundaries of the Downtown 2015 Plan to include property approved by council for inclusion into the Tax Increment Reinvestment Zone and that the City's Comprehensive Plan, "The Plan for El Paso 2025", and the General Land Use Map be amended to incorporate the modification. Applicant: City of El Paso (District 8)

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Unanimous Approval Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-0)

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: _____ **DATE:** _____

APPROVED FOR AGENDA:

CITY MANAGER: _____ **DATE:** _____

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08 APR 17 AM 11:33

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE BOUNDARIES OF THE DOWNTOWN 2015 PLAN TO INCLUDE PROPERTY APPROVED BY COUNCIL FOR INCLUSION INTO THE TAX INCREMENT REINVESTMENT ZONE AND THAT THE CITY'S COMPREHENSIVE PLAN, "THE PLAN FOR EL PASO 2025", AND THE GENERAL LAND USE MAP BE AMENDED TO INCORPORATE THE MODIFICATION

WHEREAS, the Downtown 2015 Plan was adopted by the El Paso City Council on October 31, 2006, and incorporated into the City of El Paso's Comprehensive Plan entitled *The Plan for El Paso* pursuant to the provisions of Section 213.002 of the Texas Local Government Code; and,

WHEREAS, the Downtown 2015 Plan serves as a study area and guide for the future growth and development of the Downtown Area to promote public health, safety, and welfare while supporting revitalization activities for redevelopment in the Downtown Redevelopment Districts; and,

WHEREAS, study area plans are an ongoing planning process to establish the goals and objectives of the community enumerated in these plans; and,

WHEREAS, the expansion of the boundaries of the Downtown 2015 Plan, as recommended by a technical team of the City, was submitted to the City Plan Commission for its review of the merits of the plan and the City Plan Commission has recommended the modification of the boundaries of the Downtown 2015 Plan, City of El Paso, Texas to enlarge the boundaries of the existing plan to include additional parcels in Downtown El Paso at its meeting on March 27, 2008 as herein enumerated; and,

WHEREAS, the El Paso City Council finds that the amendment to the boundaries of the Downtown 2015 Plan as herein enumerated will have no negative impact upon the public health,

08 APR 17 AM 11:33
CITY CLERK DEPT.

safety, morals, and general welfare of the City, and that the study area plan will continue to carry out the purpose and spirit of the policies expressed in The Plan for El Paso; and,

WHEREAS, the El Paso City Council finds that the amendment to *The Plan for El Paso* by amending the Downtown 2015 Plan, as herein enumerated will have no negative impact upon the public health, safety, morals and general welfare of the City, and that the study area plan will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That, the Downtown 2015 Plan is hereby amended to add the properties located at 505 North Santa Fe Street, 1001 Magoffin Avenue, and 1109 Magoffin Avenue to the designated boundaries of the Downtown 2015 Plan, with said amendments attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and,

That, the amendment to the Downtown 2015 Plan be incorporated into the City's Comprehensive Plan, *The Plan for El Paso 2025*, for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the Downtown Area.

PASSED AND APPROVED this _____ day of _____, 2008.

THE CITY OF EL PASO

John F. Cook, Mayor

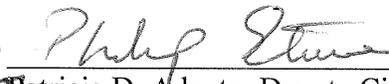
ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:



Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services

CITY CLERK DEPT.
08 APR 17 AM 11:33

ORDINANCE NO. _____

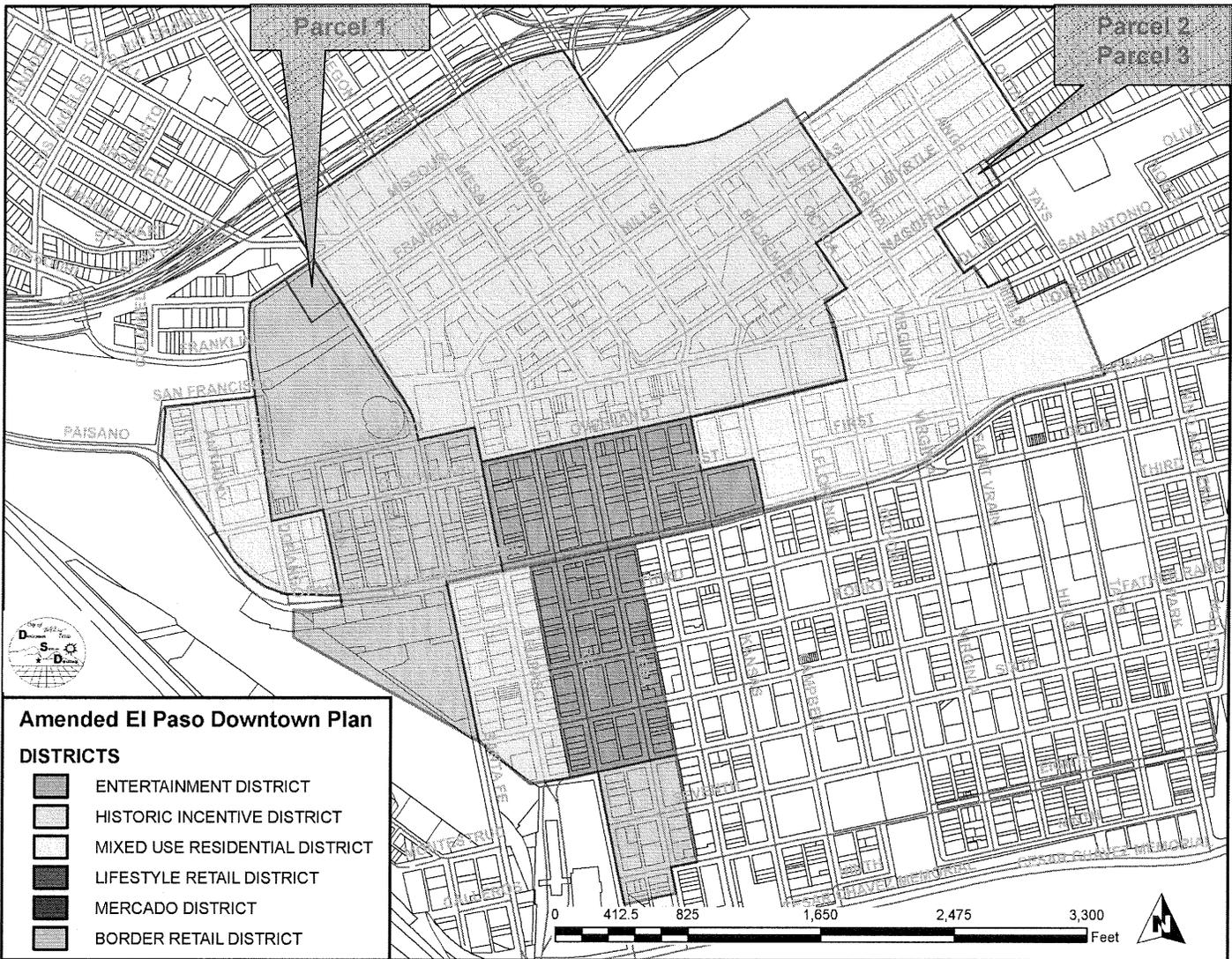
EXHIBIT A

Addition to Plan Boundary Narrative Description

Parcel 1 consisting of 1.478 acres and containing Lots 1-12, 39, and 40, a portion of the closed street and adjacent alley, Block B, Stevens Addition; and also known as 505 North Santa Fe Street, and a portion of Missouri Avenue from the centerline up to where the lots abut the street, and a portion of Santa Fe Street from the centerline up to where the lots abut the street; and

Parcel 2 and 3 consisting of 0.622 acres and containing Lots 17, 18, 19, 20, and 21, Block 1, Franklin Heights; and also known as 1001 and 1109 Magoffin Avenue, and a portion of Magoffin Avenue from the centerline up to where the lots abut the street, and a portion of Ange Street from the centerline up to where the lots abut the street, and a portion of Myrtle Avenue from the centerline up to where the lots abut the street.

09 APR 17 AM 11:33
CITY CLERK DEPT.



JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

PATRICIA D. ADAUTO
DEPUTY CITY MANAGER
DEVELOPMENT & INFRASTRUCTURE SERVICES

VACANT
DIRECTOR, DEVELOPMENT SERVICES



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
VACANT, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEVELOPMENT SERVICES
PLANNING DIVISION

MEMORANDUM

DATE: April 14, 2008
TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager
FROM: Ernesto Arriola, Planner
SUBJECT: Amendment to the Downtown 2015 Plan & Map

CITY CLERK DEPT.
08 APR 17 AM 11:33

The City Plan Commission (CPC), on March 27, 2008, voted 6-0 to recommend APPROVAL of the amendment to the Downtown 2015 Plan & Map.

The CPC found that this amendment to the Downtown 2015 Plan is in conformance with The Plan for El Paso; and the proposal is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this amendment protects the best interest, health, safety and welfare of the public in general; that the proposal is compatible with adjacent land uses; and the effects of the amendment will have no effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There were no letters or telephone calls in support or opposition to this request.

Attachment: Staff Report



Amendment to Downtown 2015 Plan & Map

- Description:**
- Addition 1: Lots 1 To 12, 39, 40, Closed Street & Adjacent Alley, Block B, Stevens Addition, City of El Paso, El Paso County, Texas
 - Addition 2: Lots 17, 18, 19, Block 1, Franklin Heights, City of El Paso, El Paso County, Texas
 - Addition 3: Lots 20 and 21, Block 1, Franklin Heights, City of El Paso, El Paso County, Texas
- Location:**
- Addition 1: 505 North Santa Fe Street
 - Addition 2: 1001 Magoffin Avenue
 - Addition 3: 1109 Magoffin Avenue
- Representative District:** 8
- Area:** 2.1 acres



General Information:

On October 31, 2006, the El Paso City Council passed and approved Ordinance No. 016487, incorporating the El Paso Downtown 2015 Plan into the comprehensive plan entitled The Plan for El Paso. The El Paso Downtown 2015 Plan supports revitalization activities for redevelopment in the Downtown Redevelopment Districts. After consideration and prompting by the expansion of Tax Increment Reinvestment Zone Number Five (TIRZ No.5) boundaries, the City has established a desire to expand the El Paso Downtown Plan's boundaries to support revitalization and redevelopment in areas that will benefit from such expansion.

Request:

To include Addition 1 into the Entertainment District, otherwise labeled # 2 Santa Fe Street: Exhibition/Convention/Arena in the El Paso Downtown 2015 Plan (p. 13).

To include Addition 2 and 3 into the Mixed-Use Residential District, otherwise labeled # 1 First Street: Lifestyle Retail District (p. 13).

Findings:

The El Paso Downtown 2015 Plan highlights the key issues abstracted from an analysis of the regional and local issues that was conducted for the downtown. The 2015 Plan translates these findings into a compelling vision for downtown's redevelopment. The 2015 Plan details design guidelines and development standards for residential and commercial development and improvements to the public realm while maintaining flexibility for the private market. The 2015 Plan presents options for an action plan with phasing and implementation recommendations within the context of the City's development process.

The City desires to enlarge the boundaries of the El Paso Downtown 2015 Plan to include said additional area, so that the City can support revitalization activities in those parcels.

This proposed change is in the best interest of the public. It will support the health, safety, and welfare of the public by encouraging revitalization and redevelopment while providing guidance.

Development Services Department - Building Permits and Inspections Division:

Received no comments.

Development Services Department - Planning Division:

Received no comments.

Engineering Department - Traffic Division:

Received no comments.

Fire Department:

Received no comments.

El Paso Water Utilities:

Received no comments.

Staff Recommendation:

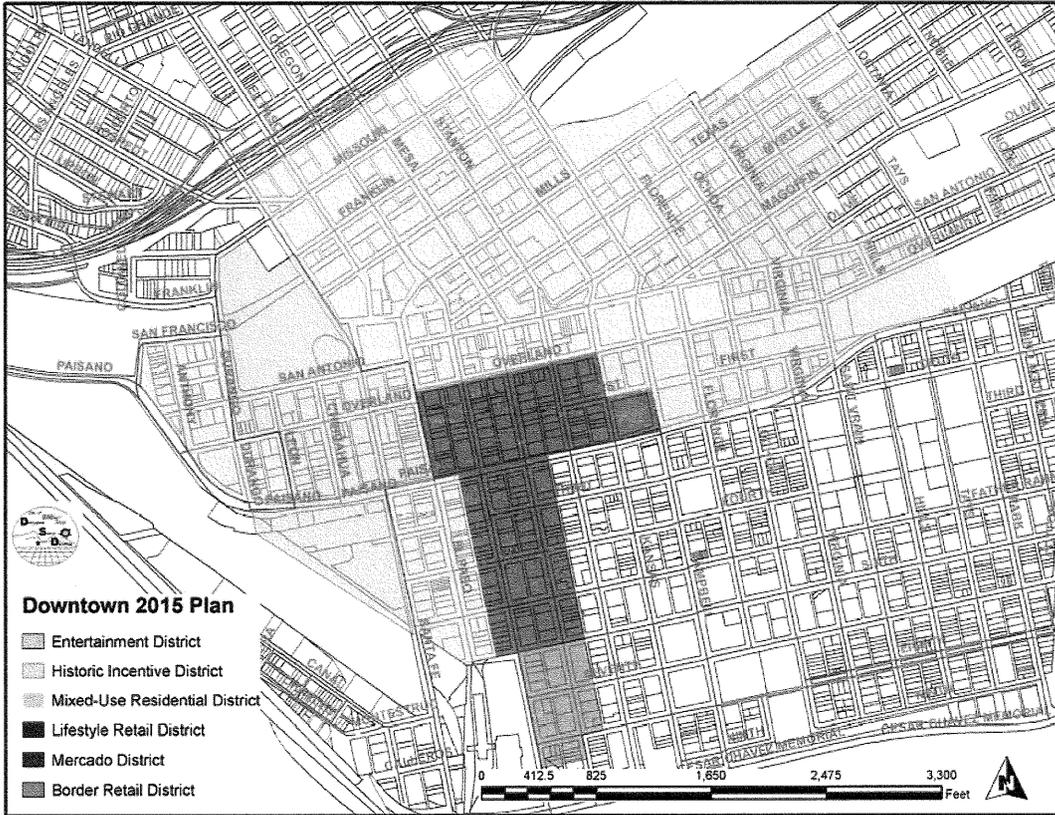
The Development Coordinating Committee (DCC) recommends **Approval** of the addition 1, 2, and 3, and the amended map to the El Paso Downtown 2015 Plan.

List of Attachments:

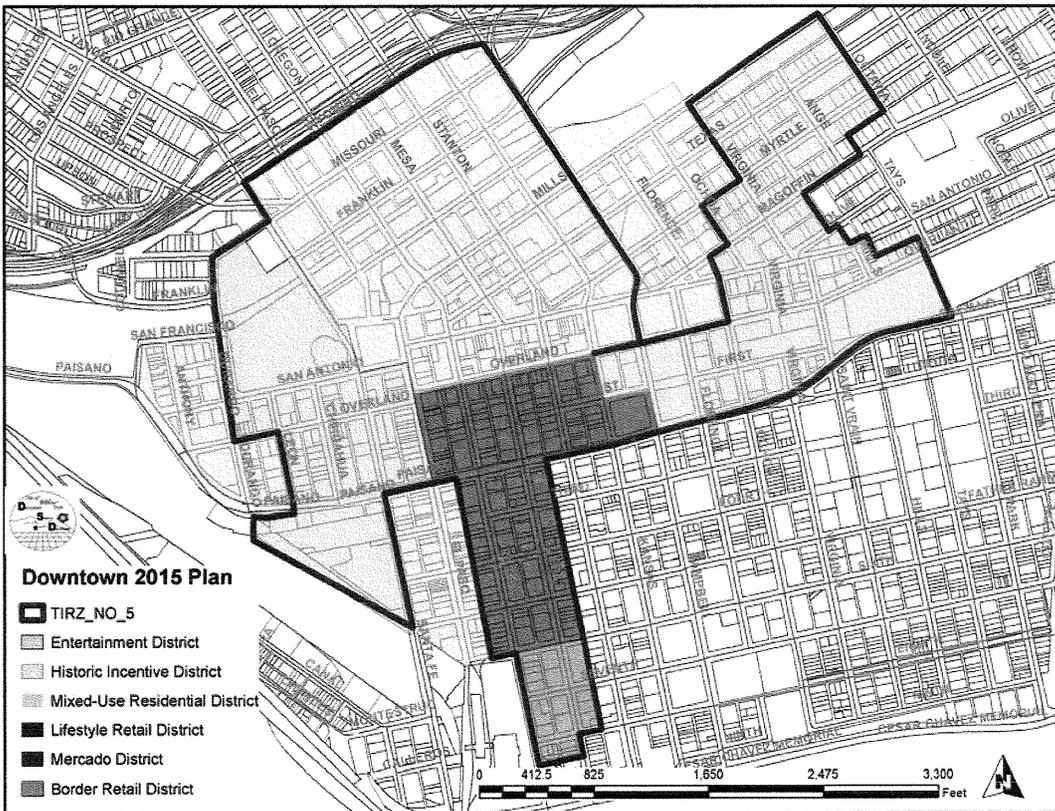
- Attachment 1: Downtown 2015 Plan Map and Downtown 2015 Plan Map & TIRZ No. 5 boundary
- Attachment 2: Amended Downtown 2015 Plan map
- Attachment 3: Addition 1 and Addition 2 & Addition 3

CITY CLERK DEPT.
08 APR 17 AM 11:33

Attachment 1: Downtown 2015 Plan Map

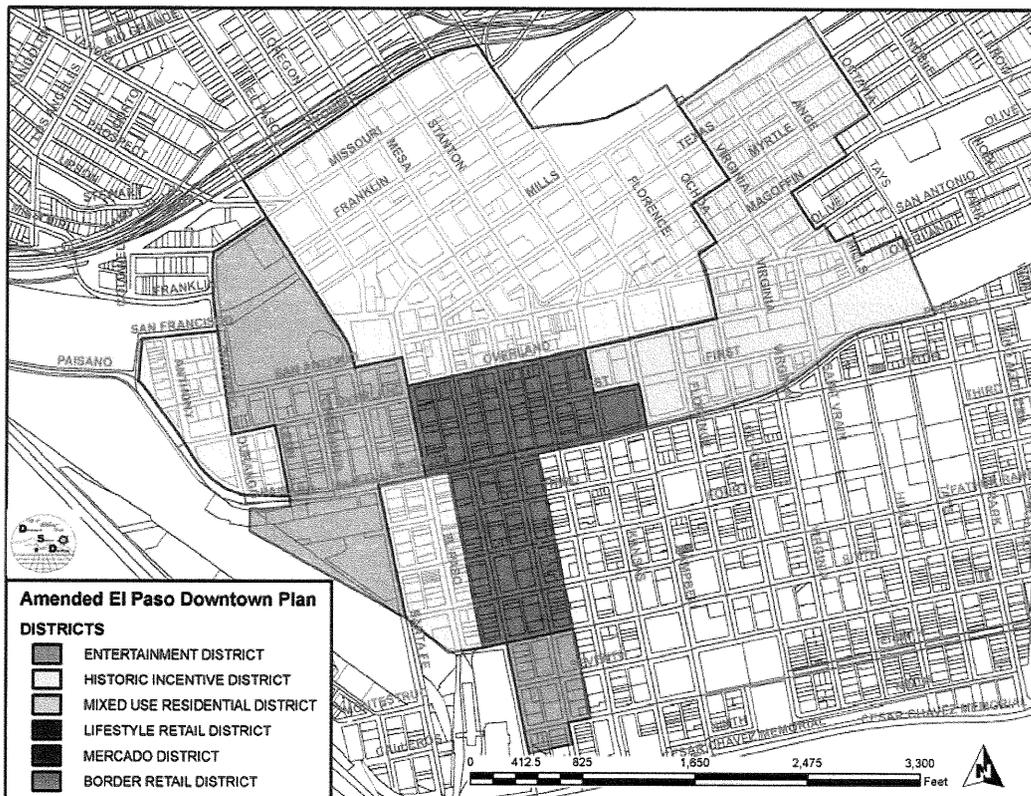
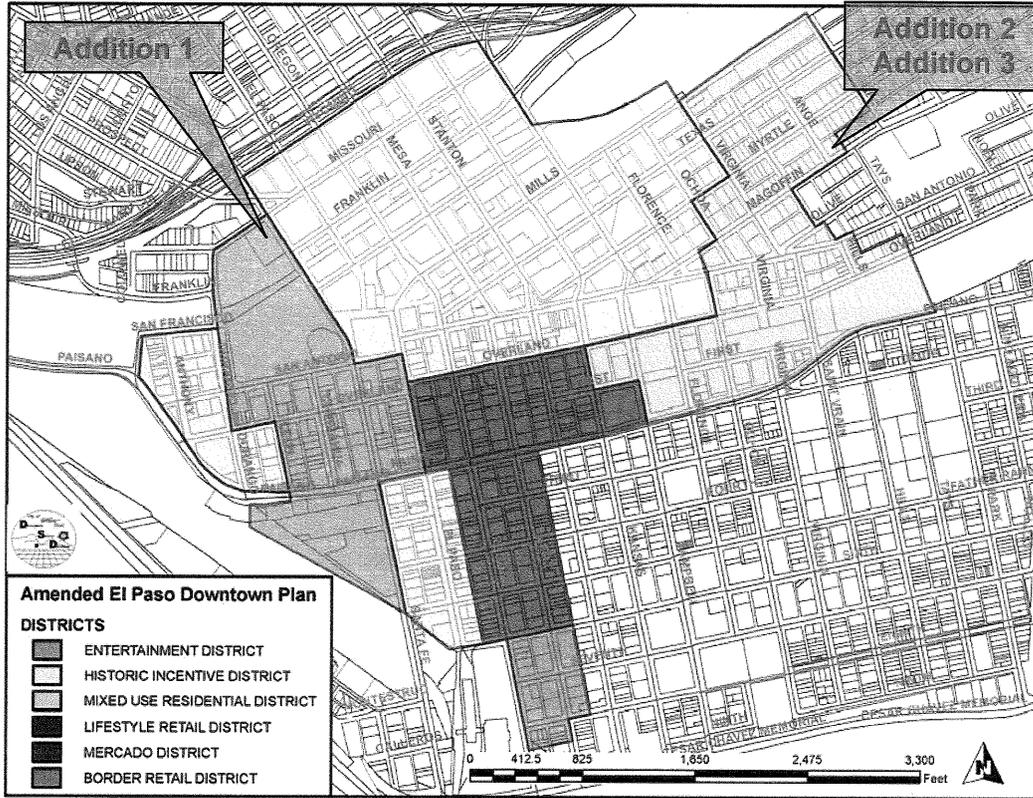


Downtown 2015 Plan Map & TIRZ No. 5 boundary



08 APR 17 AM 11:23
CITY CLERK DEPT.

Attachment 2: Amended Downtown 2015 Plan map



CITY CLERK DEPT.
08 APR 17 AM 11:33

Attachment 3: Addition 1



Addition 2 & Addition 3



CITY CLERK DEPT.
08 APR 17 AM 11:29