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CITY OF EL PASO, TEXAS

AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM



DEPARTMENT: Planning and Economic Development

AGENDA DATE: Introduction: June 14, 2011
Public Hearing: June 21, 2011

CONTACT PERSON/PHONE: Ernesto Arriola – (915) 541-4723

DISTRICT(S) AFFECTED: District 3

SUBJECT:

An ordinance amending The Plan for El Paso and the year 2025 General Land Use Map by amending the Medical Center of the Americas Master Plan as a specific study area plan. PLRG11-00011 (District 3).

BACKGROUND / DISCUSSION:

See attached report.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

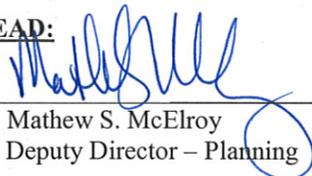
Development Coordinating Committee (DCC) – Unanimous Approval
City Plan Commission (CPC) – Unanimous Approval

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

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:


Mathew S. McElroy
Deputy Director – Planning

DATE: 5/25/11

APPROVED FOR AGENDA:

CITY MANAGER: _____ DATE: _____

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson

Planning and Economic Development

2 Civic Center Plaza – 5th Floor · El Paso, Texas 79901 · (915) 541-4622 · Fax (915) 541-4725

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE PLAN FOR EL PASO AND THE YEAR 2025
GENERAL LAND USE MAP BY AMENDING THE MEDICAL CENTER OF THE
AMERICAS MASTER PLAN AS A SPECIFIC STUDY AREA PLAN**

WHEREAS, *The Plan for El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on April 27, 1999 pursuant to provisions of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

WHEREAS, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as separate policy documents which give general support to the objectives of the City's comprehensive plan; and

WHEREAS, the El Paso City Council previously approved the Medical Center of the Americas Master Plan on October 21st, 2008; and

WHEREAS, the Medical Center of the Americas Foundation has requested an amendment to *The Plan for El Paso* for the Medical Center of the Americas Master Plan to reflect an expansion of the boundaries of the MCA Master Plan while still meeting the goals of the City Council; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommends adoption of the changes to *The Plan for El Paso* as herein enumerated; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommends adoption of the requested changes, as detailed in Exhibit "A", which is a map of the district boundaries of the Medical Center of the Americas Master Plan; and

WHEREAS, the El Paso City Council finds that the expansion of the boundaries of the Medical Center of the Americas Master 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*.

ORDINANCE NO. _____

1
PLRG11-00011

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

1. That the Medical Center of the Americas Master Plan is hereby amended to include all properties within the area located south of Interstate 10 Highway, north and west of Paisano Drive, attached hereto as Exhibit "A" and incorporated into *The Plan for El Paso* for all purposes, including amending the Year 2025 Projected General Land Use Map for the long range development of the area.
2. That the land uses in the plan be amended as shown in Exhibit "A".
3. That *The Plan for 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.

PASSED AND APPROVED this _____ day of _____, 2011.

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:

Mathew S. McElroy, Deputy Director, Planning
Planning & Economic Development Department

ORDINANCE NO. _____

Doc#63860-v2-Planning/ORD-MCA Comp Plan Amendment

2
PLRG11-00011



PLANNING AND ECONOMIC DEVELOPMENT

MEMORANDUM

DATE: May 25, 2011

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Ernesto Arriola, Planner

SUBJECT: Amendment to the Plan for El Paso and the year 2025 General Land Use Map by amending the Medical Center of the Americas Master Plan

The City Plan Commission (CPC) on May 5, 2011 recommended **approval** of an ordinance amending the Plan for El Paso and the year 2025 General Land Use Map as approved by The El Paso City Council in 1999, and as subsequently amended in 2008, to expand the boundaries of the Medical Center of the Americas Master Plan to include land uses.

The CPC determined that the proposed amendments protects the best interest, health, safety and welfare of the public in general; and will have no negative effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There has been **no opposition** to this request.

Attachment: Staff Report

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson





City of El Paso – City Plan Commission Staff Report

Case No: PLRG11-00011
Application Type: Comprehensive Plan Amendment
CPC Hearing Date: May 5, 2011
Staff Planner: Ernesto Arriola, 915-541-4723, arriolaea@elpasotexas.gov

Location: South of Interstate 10 Highway, north and west of Paisano Drive and east of Boone Street
Acreage: Approximately 442.8 acres
Rep District: 3
Proposed Use: Mixed Use, Civic Space, and Medical Center

Present Use: Commercial, residential, and manufacturing uses
Request: Applicant has requested to amend the “*Medical Center of the Americas Master Plan*” boundaries and incorporate the new boundaries into the City of El Paso’s Comprehensive plan and 2025 General Land Use map.

SURROUNDING LAND USE:

North: Interstate Highway 10

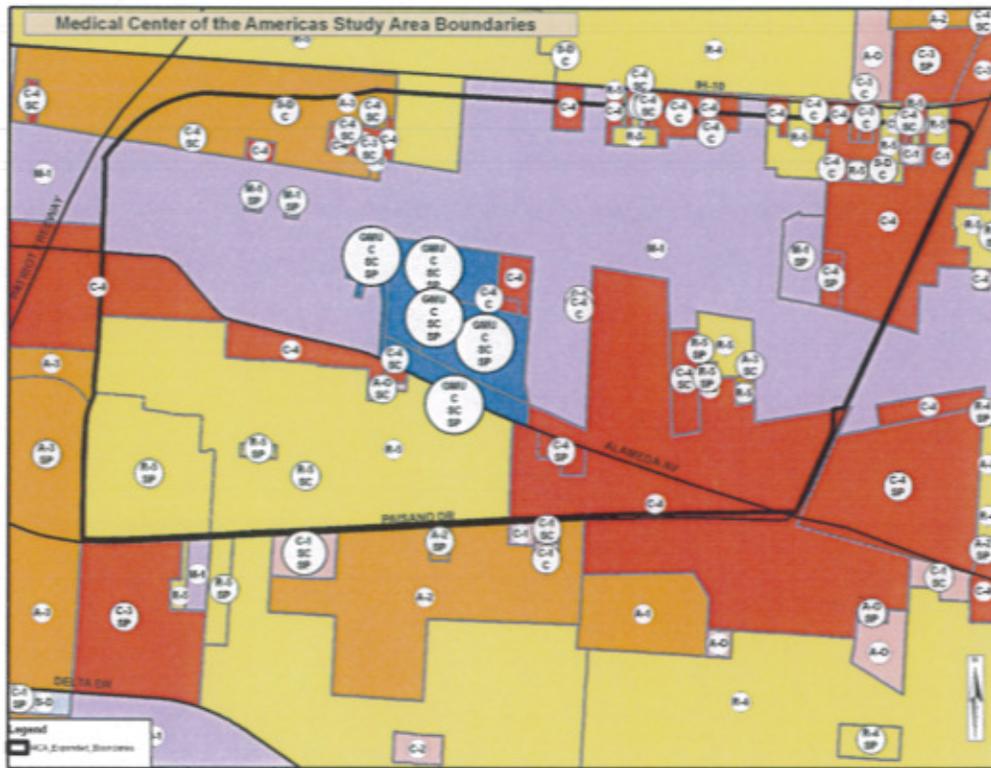
South: Jefferson/Silva Magnet High School, commercial uses

East: Commercial, industrial, and residential uses

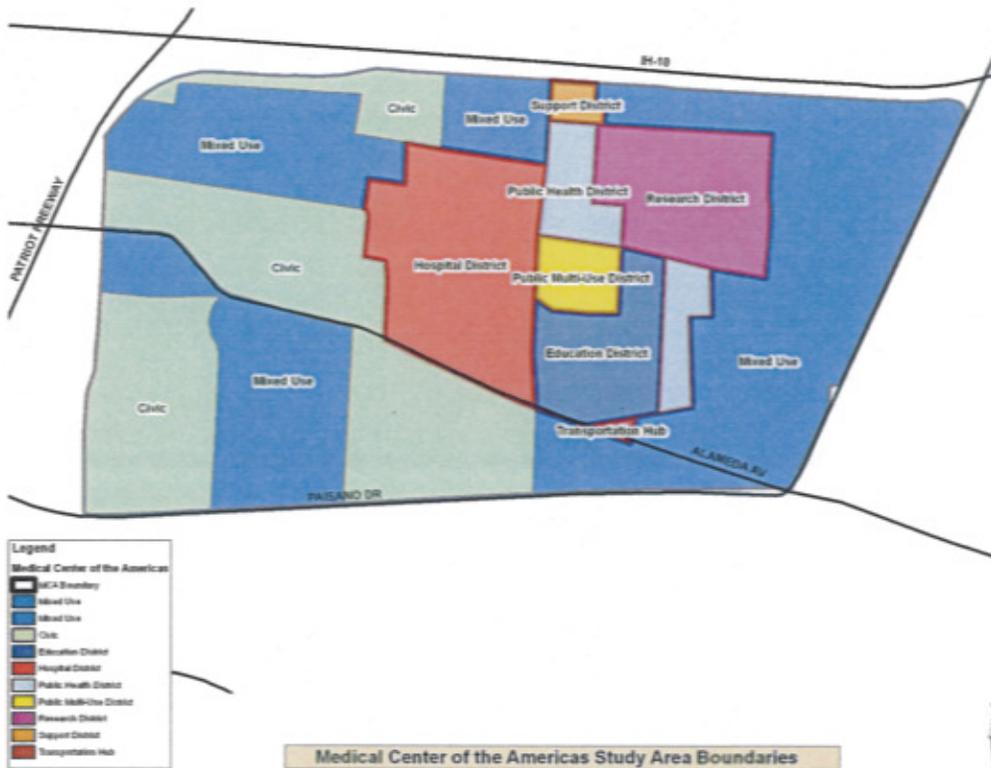
West: Commercial, industrial, and residential uses



Current Medical Center of the Americas District Map



Current Zoning



Proposed modification

CASE HISTORY AND APPLICATION DESCRIPTION

On October 21, 2008, City Council approved the Medical Center of the Americas Master Plan as a study area plan and amended the Comprehensive Plan accordingly. The Medical Center of the Americas Foundation has requested an amendment to the study area plan boundaries as approved to modify such boundaries in accordance with the Infill Regulating Plan submitted as part of the rezoning application to SmartCode Zone (SCZ) (Case file number PZRZ11-00014).

PRIOR CITY PLAN COMMISSION ACTION:

The City Plan Commission (CPC), on **September 23, 2008**, voted **(5-0)** to recommend **APPROVAL** of the amendment to the City's Comprehensive Plan, "The Plan for El Paso" and the Projected 2025 General Land Use Map for the Medical Center of the Americas Master Plan.

City Plan Commission made additional recommendations to the proposed plan:

1. To incorporate existing neighborhoods in the area into a larger comprehensive neighborhood plan.
2. Eminent domain should not be used, private property owners should retain the option to participate in the plan, and property rights should not be affected.
3. Access needs to be looked at in Phase II. The railroad should be addressed. Work with the railroad to move the tracks underground or out of sight and noise minimized. Provisions should be made to accommodate future light rail and mass transit.
4. To the MCA Foundation, Consider a neighborhood representative on the MCA Board.

THE PLAN FOR EL PASO DESIGNATION:

Ranch and Farm, Residential, Commercial and Mixed Use (Central Planning Area)

PLANNING DIVISION RECOMMENDATION:

The Planning Division recommends **approval**.

DEVELOPMENT COORDINATING COMMITTEE:

The DCC recommends **approval** of the comprehensive plan amendment request.

The Plan for El Paso:

Land Use and City Form – Special strategy areas:

Special strategy areas are properties that have been identified to coordinate the development or redevelopment efforts due to the uniqueness of the area, the nature of the land uses, the potential for cooperative change, and the complexity of the land use linkages which warrant use of specific developmental strategies. These areas are generally designated for mixed-use development due to the integration of land use combinations requiring maximum flexibility and lending themselves to special opportunities. Site specific land use regulations may be required to overcome on-site considerations.

Implementation – Study area plans:

The El Paso City Council establishes the procedures for the creation and administration of study area plans, as well as the process and criteria for developing other separate policy documents. Approved plans are integrated into *The Plan* to help ensure consistency with the Land Use Goals and Policies, the Year 2025 General Land Use Maps, and to give general support to the objectives of *The Plan*.

The Plan identifies study areas, in the form of activity centers, activity corridors, and special strategy areas, to be undertaken as part of the ongoing planning process.

Attachments:

Attachment 1: Proposed Ordinance

Attachment 2: Ordinance 017014

Attachment 1: Proposed Ordinance

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE PLAN FOR EL PASO AND THE YEAR 2025
GENERAL LAND USE MAP BY AMENDING THE MEDICAL CENTER OF THE
AMERICAS MASTER PLAN AS A SPECIFIC STUDY AREA PLAN**

WHEREAS, *The Plan for El Paso*, as subsequently amended, was initially adopted by the El Paso City Council on April 27, 1999 pursuant to provisions of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

WHEREAS, a specific recommendation of *The Plan for El Paso* is the creation of specific study area plans that will serve as separate policy documents which give general support to the objectives of the City's comprehensive plan; and

WHEREAS, the El Paso City Council previously approved the Medical Center of the Americas Master Plan on October 21st, 2008; and

WHEREAS, the Medical Center of the Americas Foundation has requested an amendment to *The Plan for El Paso* for the Medical Center of the Americas Master Plan to reflect an expansion of the boundaries of the MCA Master Plan while still meeting the goals of the City Council; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommends adoption of the changes to *The Plan for El Paso* as herein enumerated; and

WHEREAS, the City Plan Commission, after conducting a public hearing, recommends adoption of the requested changes, as detailed in Exhibit "A", which is a map of the district boundaries of the Medical Center of the Americas Master Plan; and

WHEREAS, the El Paso City Council finds that the expansion of the boundaries of the Medical Center of the Americas Master 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*.

ORDINANCE NO. _____

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

1. That the Medical Center of the Americas Master Plan is hereby amended to include all properties within the area located south of Interstate 10 Highway, north and west of Paisano Drive, attached hereto as Exhibit "A" and incorporated into *The Plan for El Paso* for all purposes, including amending the Year 2025 Projected General Land Use Map for the long range development of the area.
2. That *The Plan for 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.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

John F. Cook, Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

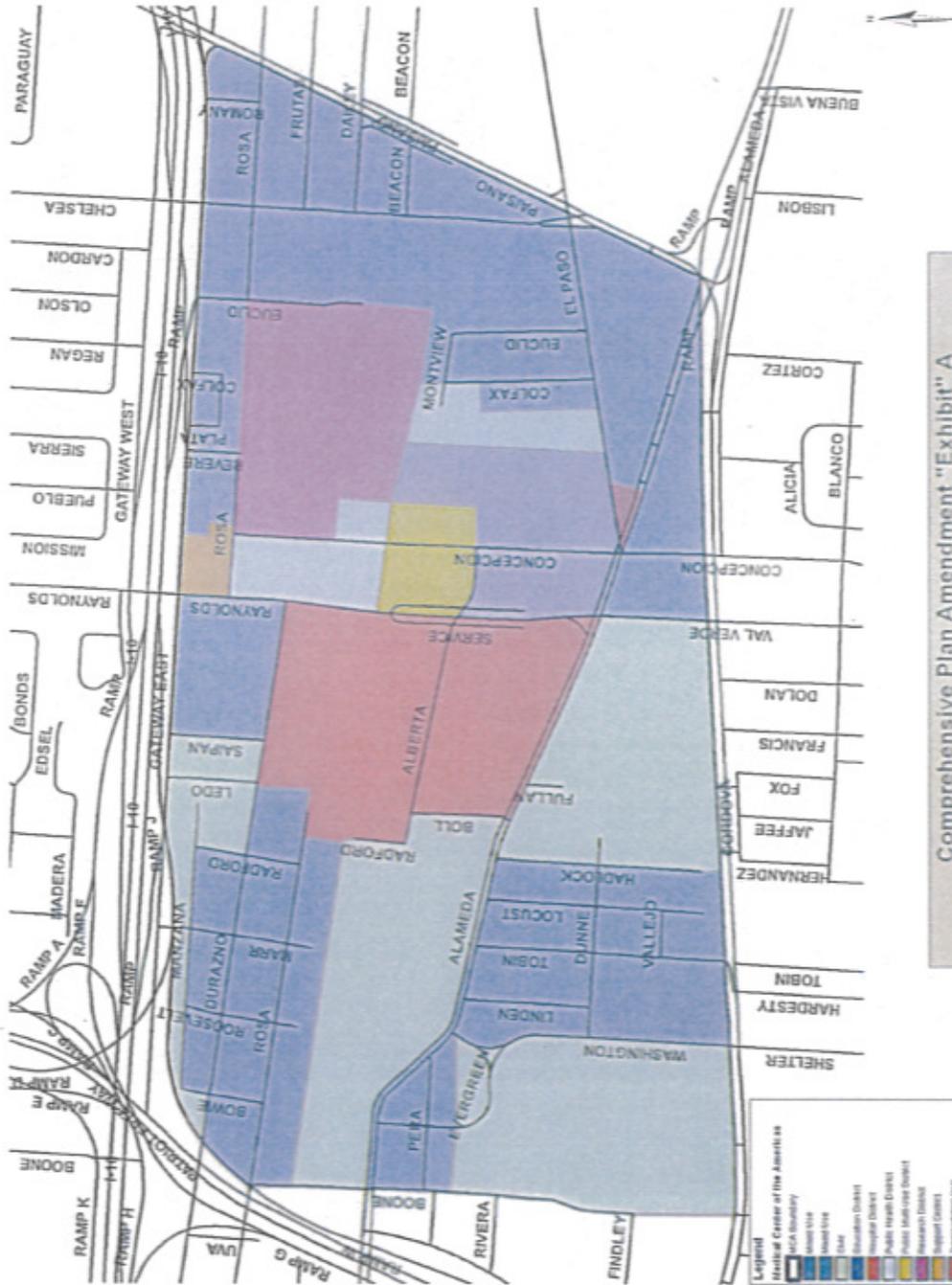
APPROVED AS TO CONTENT:

Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director, Planning
Planning & Economic Development Department

ORDINANCE NO. _____

EXHIBIT "A"
Medical Center of the Americas Map and District Boundaries



Comprehensive Plan Amendment "Exhibit" A

Attachment 2: Ordinance 017014

10A

ORDINANCE NO. 017014

AN ORDINANCE APPROVING THE MEDICAL CENTER OF THE AMERICAS MASTER PLAN AS A STUDY AREA PLAN TO BE INCORPORATED INTO THE CITY'S COMPREHENSIVE PLAN, "THE PLAN FOR EL PASO", AND THAT THE 2025 GENERAL LAND USE MAP BE AMENDED TO INCORPORATE THE MODIFICATION

WHEREAS, the Plan for El Paso was adopted by the El Paso City Council on April 27, 1999, and further ratified on March 13, 2001, pursuant to the provisions of Section 213.002 of the Texas Local Government Code as the comprehensive plan for the City; and

WHEREAS, the comprehensive plan serves as a general guide for the future growth and development of the City to promote public health, safety and welfare; and

WHEREAS, a specific recommendation of The Plan for El Paso is the creation of study area plans that will serve as separate policy documents that give general support to the objectives of the City's comprehensive plan; and

WHEREAS, the Medical Center of the Americas Master Plan serves as a study area and guide for the future growth and development of the area South of Interstate 10 Highway, North of Alameda Avenue, East of Boll Street, Radford Street, and Ledo Place, and West of Euclid Street to promote public health, safety, and welfare while supporting revitalization activities for redevelopment in the area; and,

WHEREAS, members of the community were invited to take part in the development of these study area plans to encourage community acceptance of this ongoing planning process and to establish a value for the goals and objectives enumerated in these plans; and

WHEREAS, the City and Medical Center of the Americas (MCA) Foundation Board has developed a study area plan for the area South of Interstate 10 Highway, North of Alameda

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CITY CLERK DEPT.

Avenue, East of Boll Street, Radford Street, and Ledo Place, and West of Euclid Street which identifies the concerns, objectives, guidelines and design standards that propose to position the greater Paso del Norte Region as the premier center of health delivery, education, and research for the Region's diverse and international population; and

WHEREAS, The Plan for El Paso addresses key components to be achieved in the revitalization of El Paso that include a focus on international connectivity, redevelopment opportunities, education, and border health; and

WHEREAS, the study area plan referred to as the Medical Center of the Americas Master Plan has been developed with these components as catalysts for revitalization and redevelopment of the area; and

WHEREAS, input from area residents and property owners and other interested parties in the community was received during numerous public meetings held as part of the various phases of the plan development; and

WHEREAS, the El Paso City Council finds that the adoption of the Medical Center of the Americas Master 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 continue to carry out the purpose and spirit of the policies expressed in The Plan for El Paso;

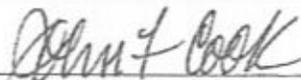
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. **That**, the Medical Center of the Americas Master Plan is hereby adopted to add the area located South of Interstate 10 Highway, North of Alameda Avenue, East of Boll Street, Radford Street, and Ledo Place, and West of Euclid Street to the designated boundaries of the Medical Center of the Americas Master Plan, with said amendments attached hereto as Exhibit "A" and Exhibit "B" and incorporated herein by reference for all purposes; and,

2. That, the Medical Center of the Americas Master Plan be incorporated into the City's Comprehensive Plan, The Plan for El Paso, for all purposes, including amending the Year 2025 Projected General Land Use Map for the long-range development of the area described as South of Interstate 10 Highway, North of Alameda Avenue, East of Boll Street, Radford Street, and Ledo Place, and West of Euclid Street.

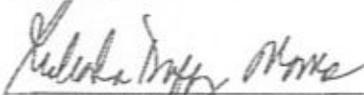
PASSED AND APPROVED this 21st day of October, 2008.

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.
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