



El Paso County Growth Management Report

Trends and Conditions Analysis

ABOUT **QUANTUM** CONSULTANTS



Founded in 2002



**Planning, Engineering,
and Sustainability**



**Historically
Underutilized Business**



**Headquartered in El
Paso**

Public Review Draft



Growth Management Report

El Paso County, Texas | 2022

01

Introduction

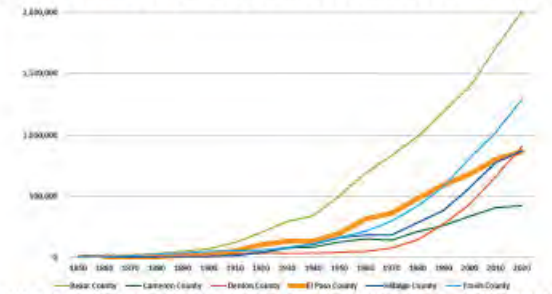
- What is Growth Management
- How to Use This Document
- Jurisdictions in El Paso County
- Strategic Plan
- Relevant Plans and Policies



02

Growth Analysis

- Countywide Growth Trends
- Growth in Unincorporated Areas
- Focus on Mission Ridge
- Growth Projections



03

Public Safety Analysis

- El Paso County Annexes
- Emergency Services Districts
- Sheriff Department
- Ambulance Coverage



04

Recommendations

- Growth Management
- Public Safety



Growth Management

Why Communities Do It

- Ensure long term fiscal balance and efficient delivery of services
- Promote economic development
- Expand transportation options
- Enhance air and water quality
- Promote environmental sustainability and resilience

How Communities Do It

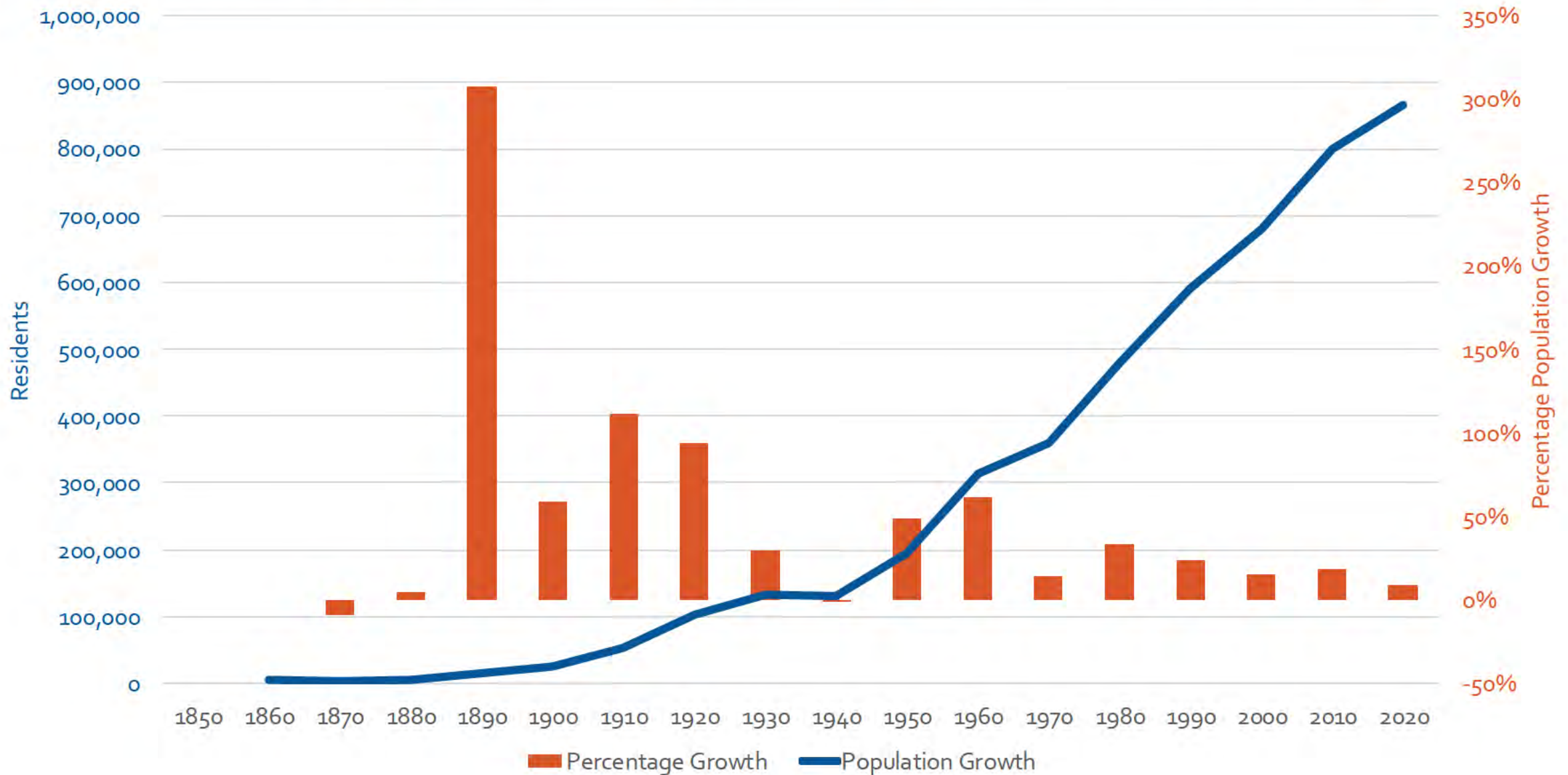
Tools

- Tracking and monitoring metrics
- Interjurisdictional coordination
- Plans and codes
- Annexation policies

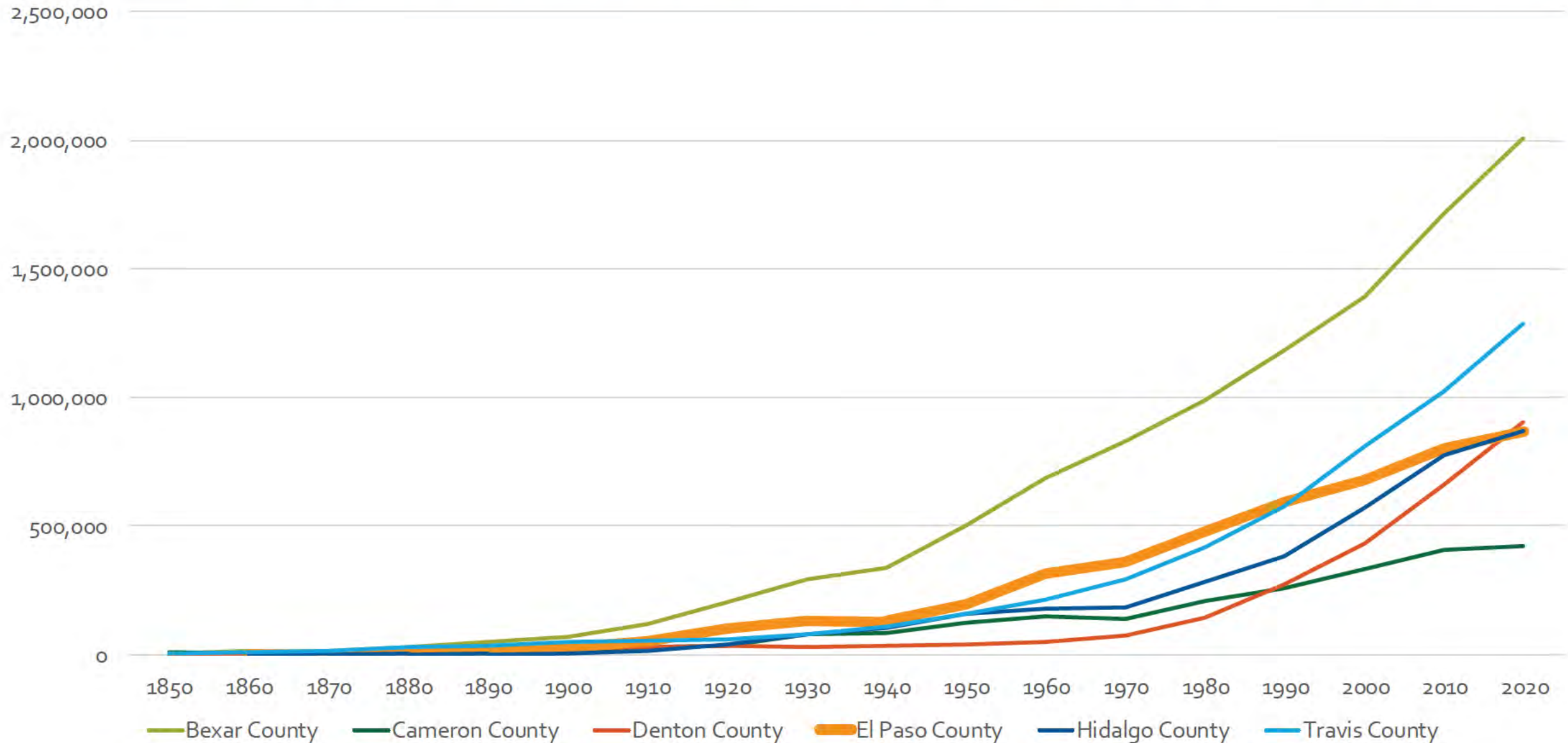
Strategies

- Compact, walkable development
- Contiguous growth

Total Population Growth El Paso County

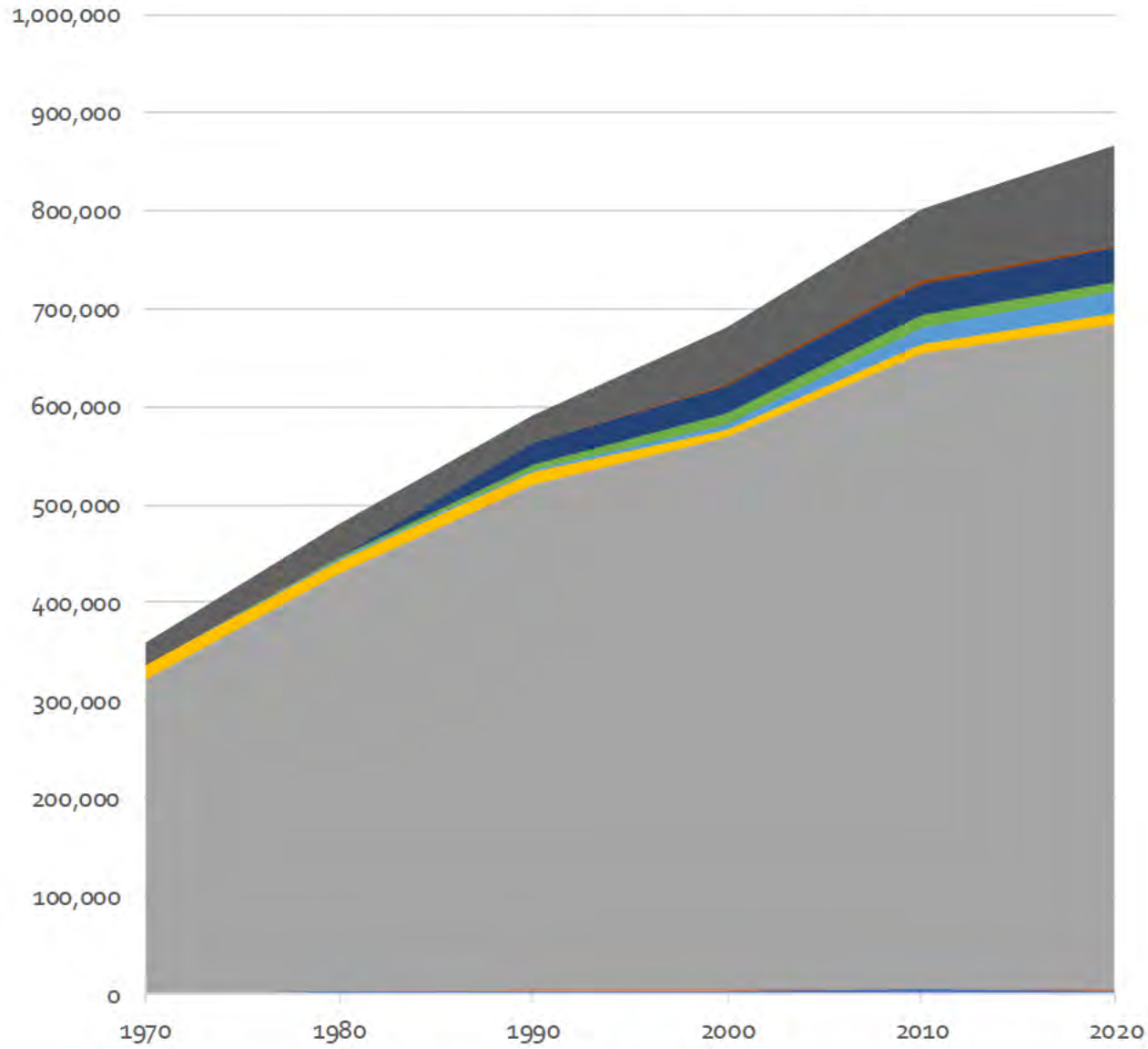


Comparison Texas Counties Population Growth



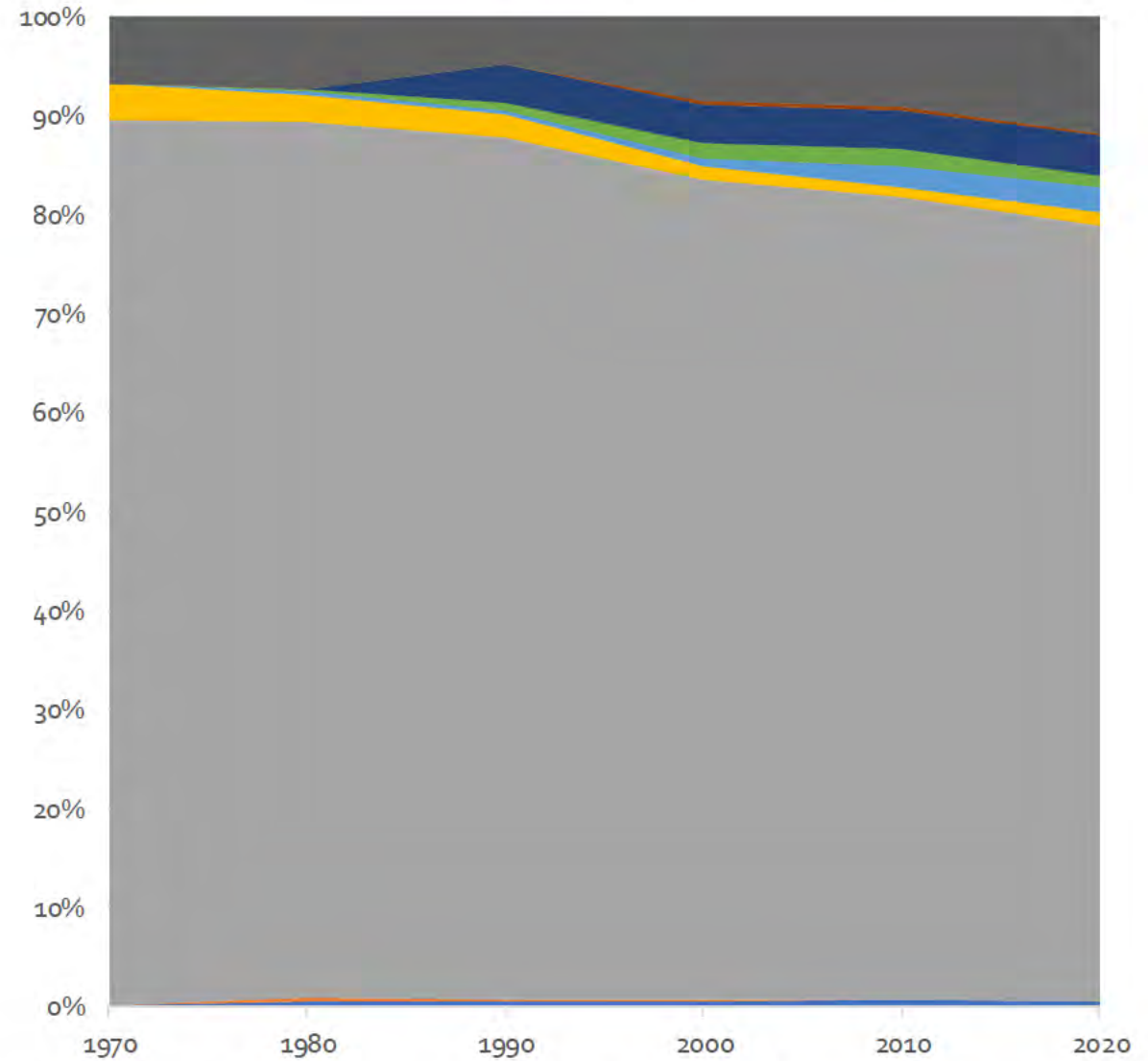


Total Population in El Paso County



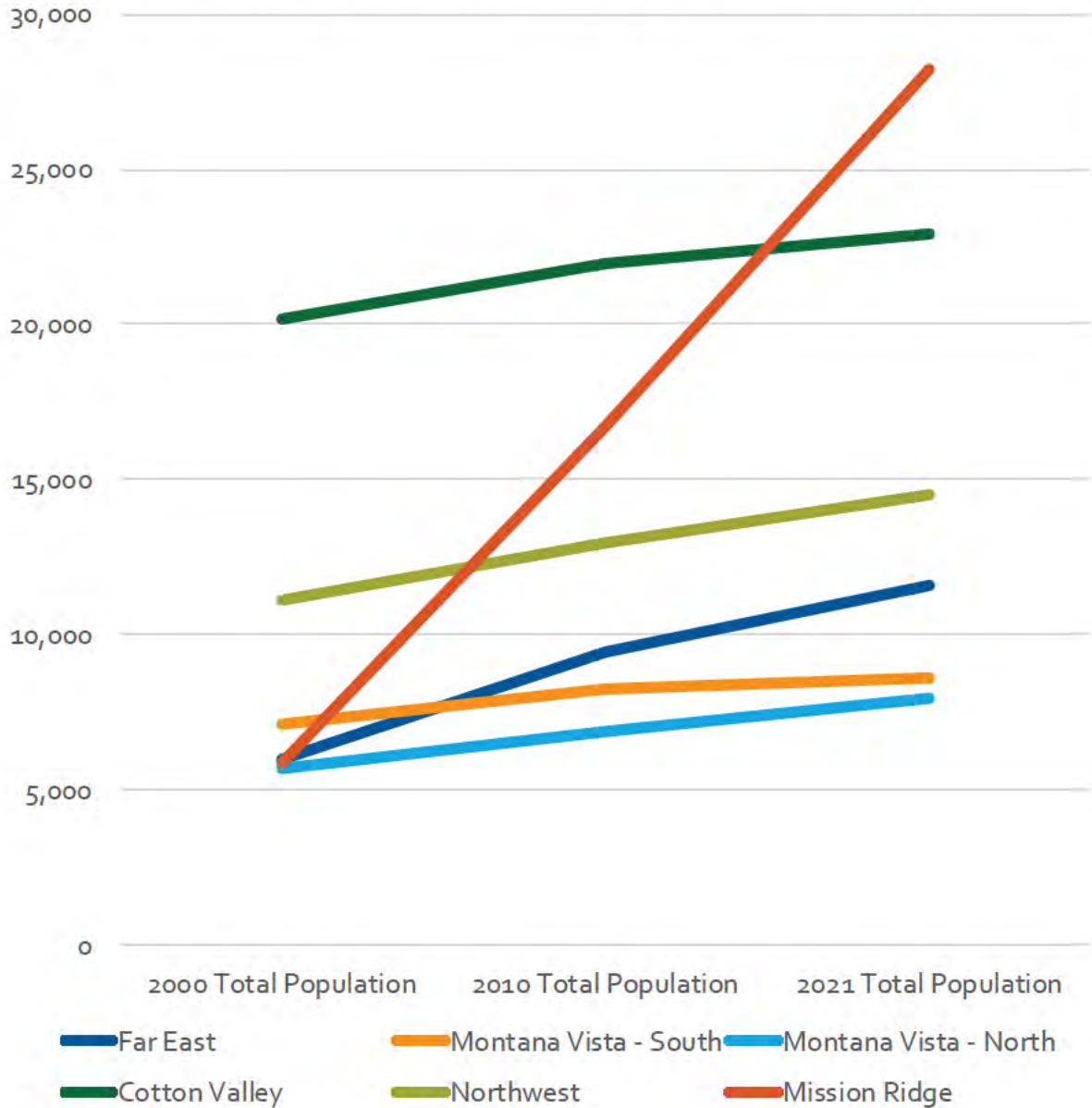
- Anthony town
- Clint town
- City of El Paso
- Fort Bliss CDP
- Horizon City
- San Elizario city
- Socorro city
- Vinton village
- Unincorporated

Percentage Change Population in El Paso County

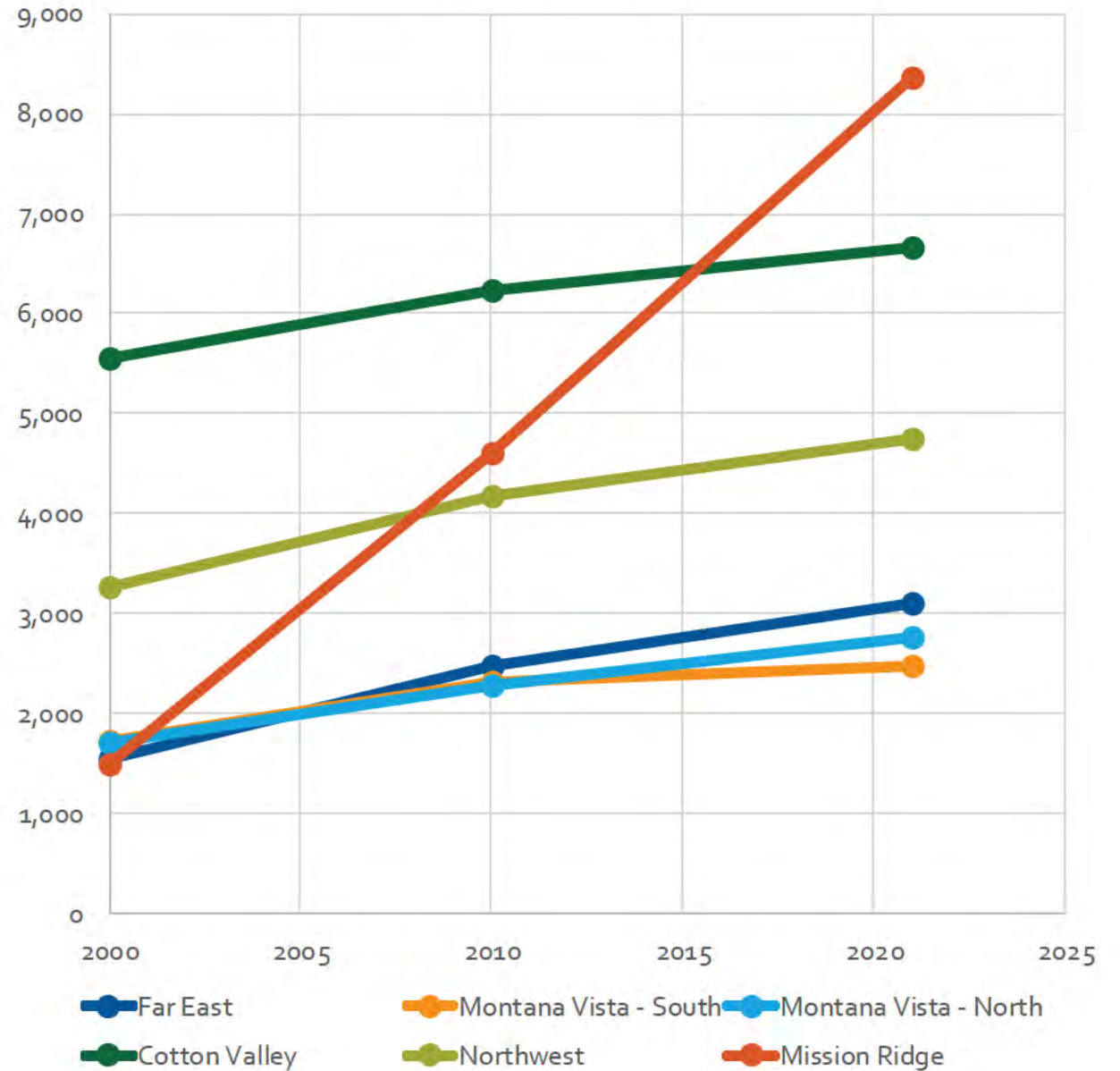


- Anthony town
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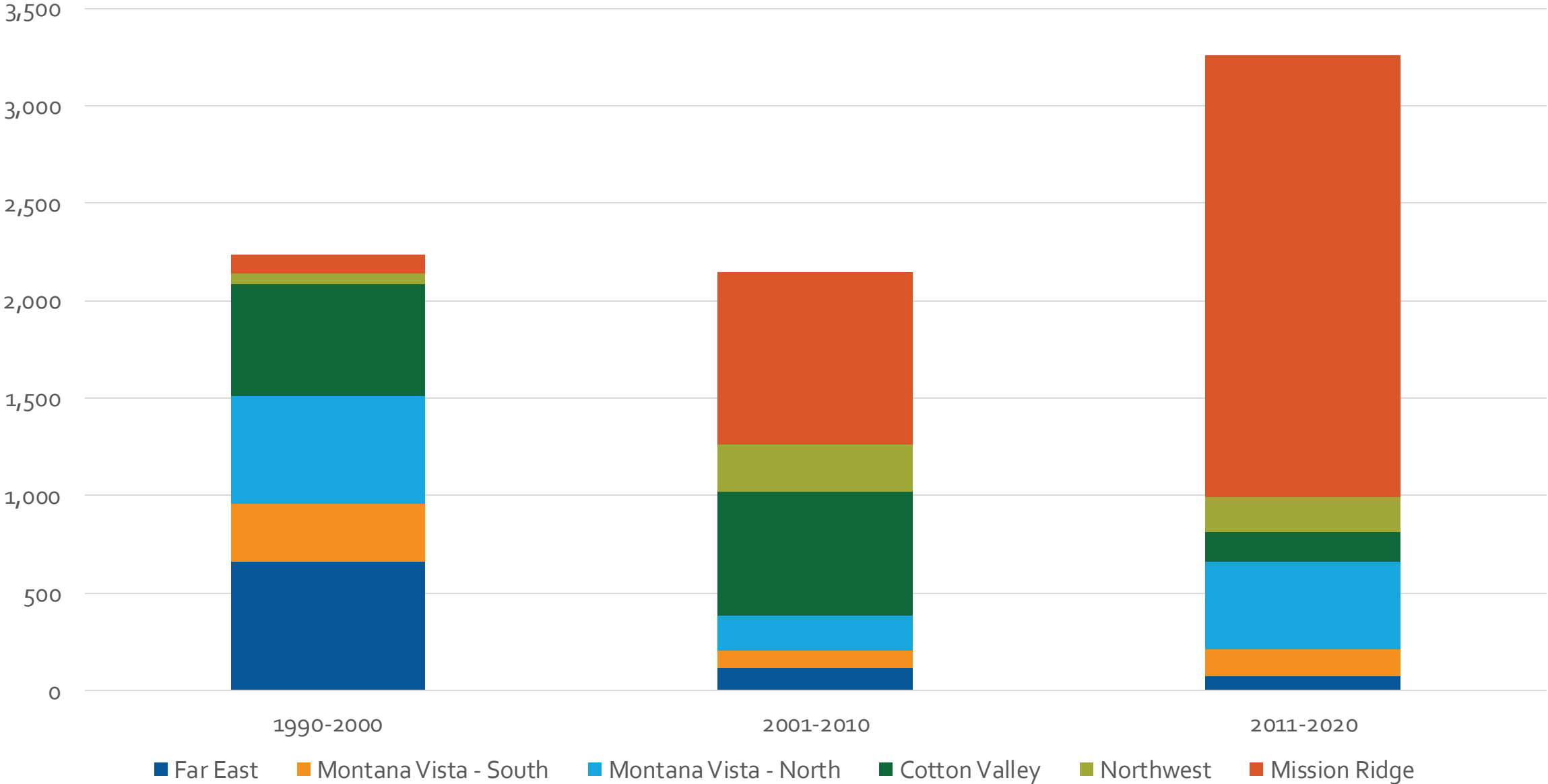
Total Residential Population Unincorporated County Focus Areas



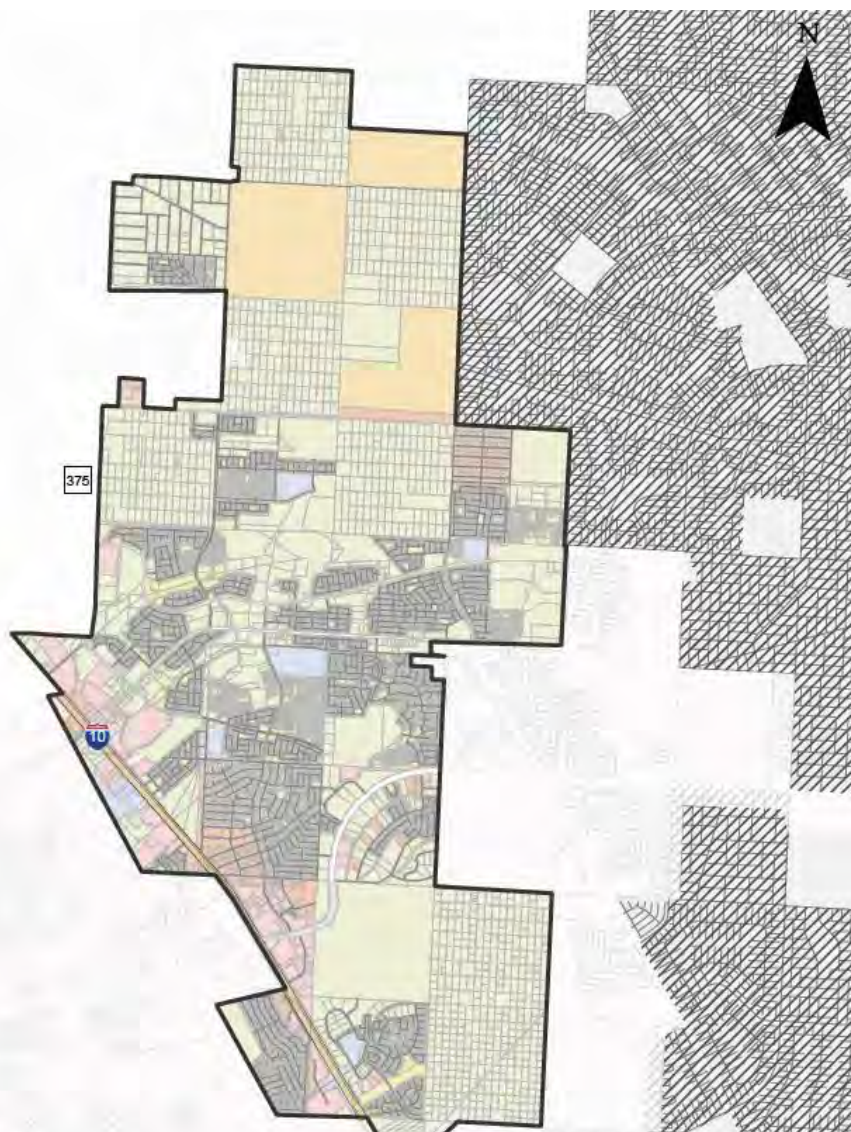
Housing Units in Unincorporated County Focus Areas



Filed Subdivision Acreage by Focus Area



Mission Ridge Development Character

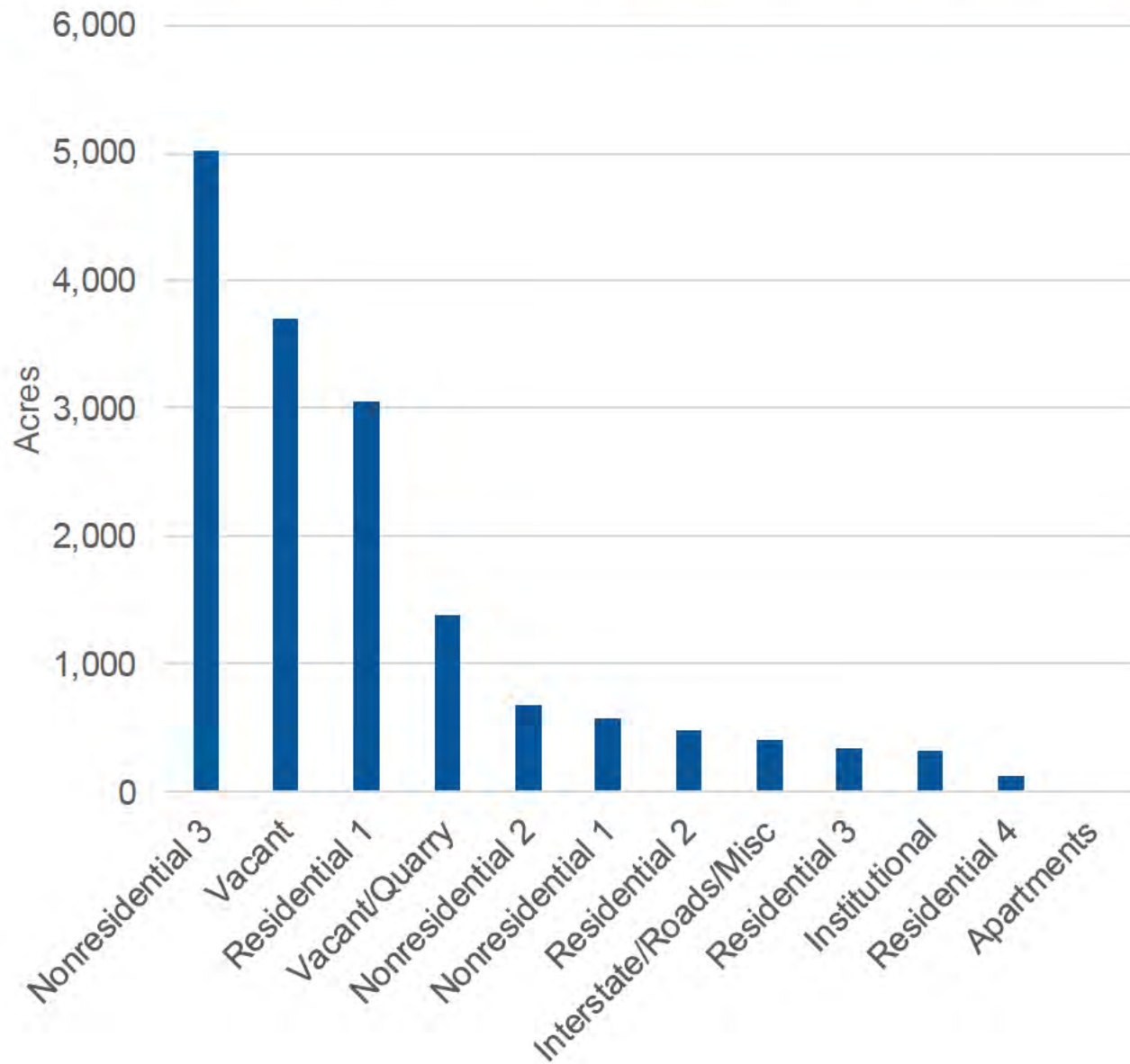


0 0.75 1.5 Miles

City of El Paso, Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA


<p>Vacant</p> <ul style="list-style-type: none"> • Large, developable parcels of land • Assumed development potential: 4 units per acre with 30% discount 		<p>Residential 4</p> <ul style="list-style-type: none"> • Mostly empty platted single family lots • Some lots occupied by residential and nonresidential uses 	
<p>Vacant/Quarry</p> <ul style="list-style-type: none"> • Large parcel where quarrying activity is occurring • Limited opportunity and expectations for other types of development 		<p>Nonresidential 1</p> <ul style="list-style-type: none"> • Nonresidential uses, particularly retail uses, with generally high improvement-to-land value ratios 	
<p>Residential 1</p> <ul style="list-style-type: none"> • Recently-platted and built single family development using modern subdivision standards 		<p>Nonresidential 2</p> <ul style="list-style-type: none"> • Smaller-scale nonresidential uses with generally low improvement-to-land value ratios • Often mixed with residential uses 	
<p>Residential 2</p> <ul style="list-style-type: none"> • Primarily residential uses • Some retroactive curb and street paving 		<p>Nonresidential 3</p> <ul style="list-style-type: none"> • Mostly vacant 5-acre parcels • Some nonresidential uses, especially related to trucking • Assumed development potential: 4 units per acre with 30% discount 	
<p>Residential 3</p> <ul style="list-style-type: none"> • Lacks curb and gutter, other modern subdivision standards • Residential mixed with commercial uses 		<p>Institutional</p> <ul style="list-style-type: none"> • Schools, community colleges, utilities, churches, and other related uses 	

Mission Ridge Development Character




Vacant

- Large, developable parcels of land
- Assumed development potential: 4 units per acre with 30% discount




Residential 4

- Mostly empty platted single family lots
- Some lots occupied by residential and nonresidential uses




Vacant/Quarry

- Large parcel where quarrying activity is occurring
- Limited opportunity and expectations for other types of development




Nonresidential 1

- Nonresidential uses, particularly retail uses, with generally high improvement-to-land value ratios




Residential 1

- Recently-platted and built single family development using modern subdivision standards




Nonresidential 2

- Smaller-scale nonresidential uses with generally low improvement-to-land value ratios
- Often mixed with residential uses




Residential 2

- Primarily residential uses
- Some retroactive curb and street paving




Nonresidential 3

- Mostly vacant 5-acre parcels
- Some nonresidential uses, especially related to trucking
- Assumed development potential: 4 units per acre with 30% discount




Residential 3

- Lacks curb and gutter, other modern subdivision standards
- Residential mixed with commercial uses

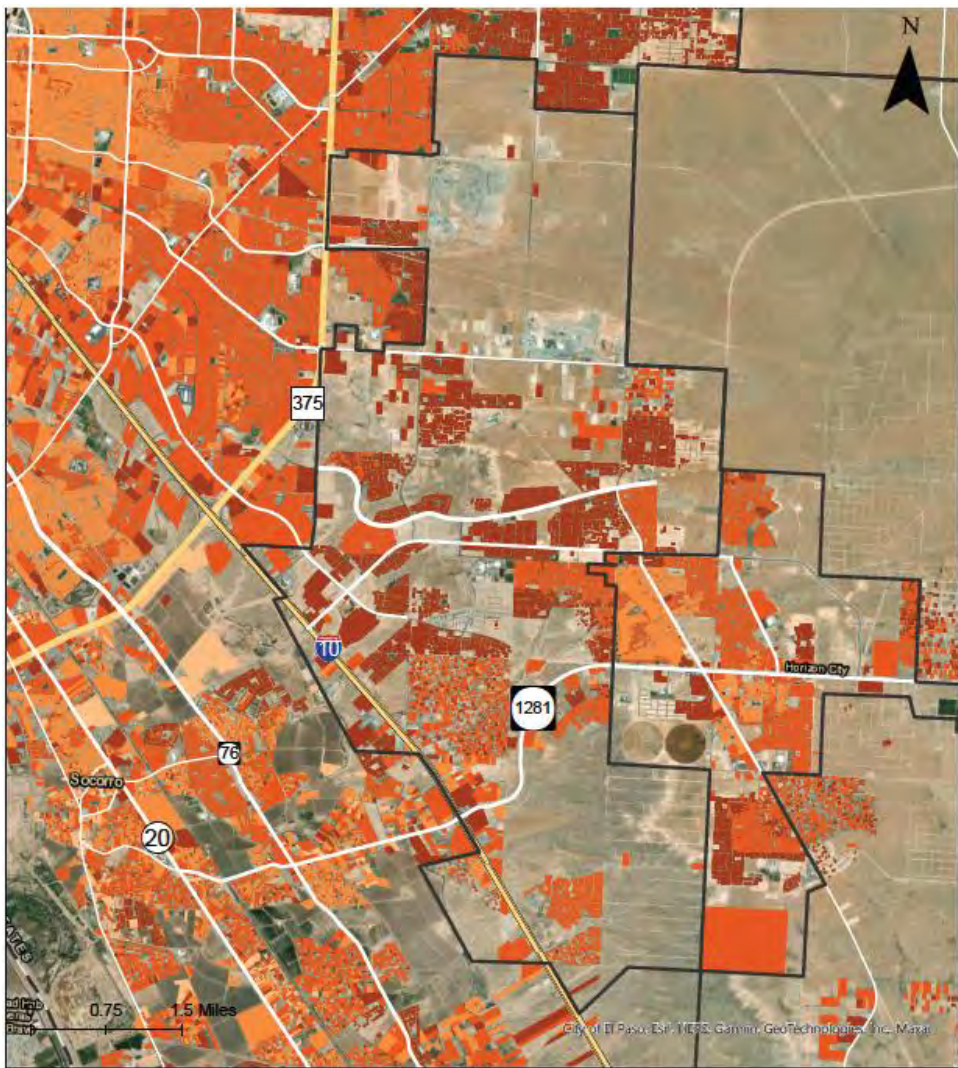


Institutional

- Schools, community colleges, utilities, churches, and other related uses



Mission Ridge Development Character



Top 3 Landowners

2,200 acres
State of Texas

1,230 acres
Hunt Properties

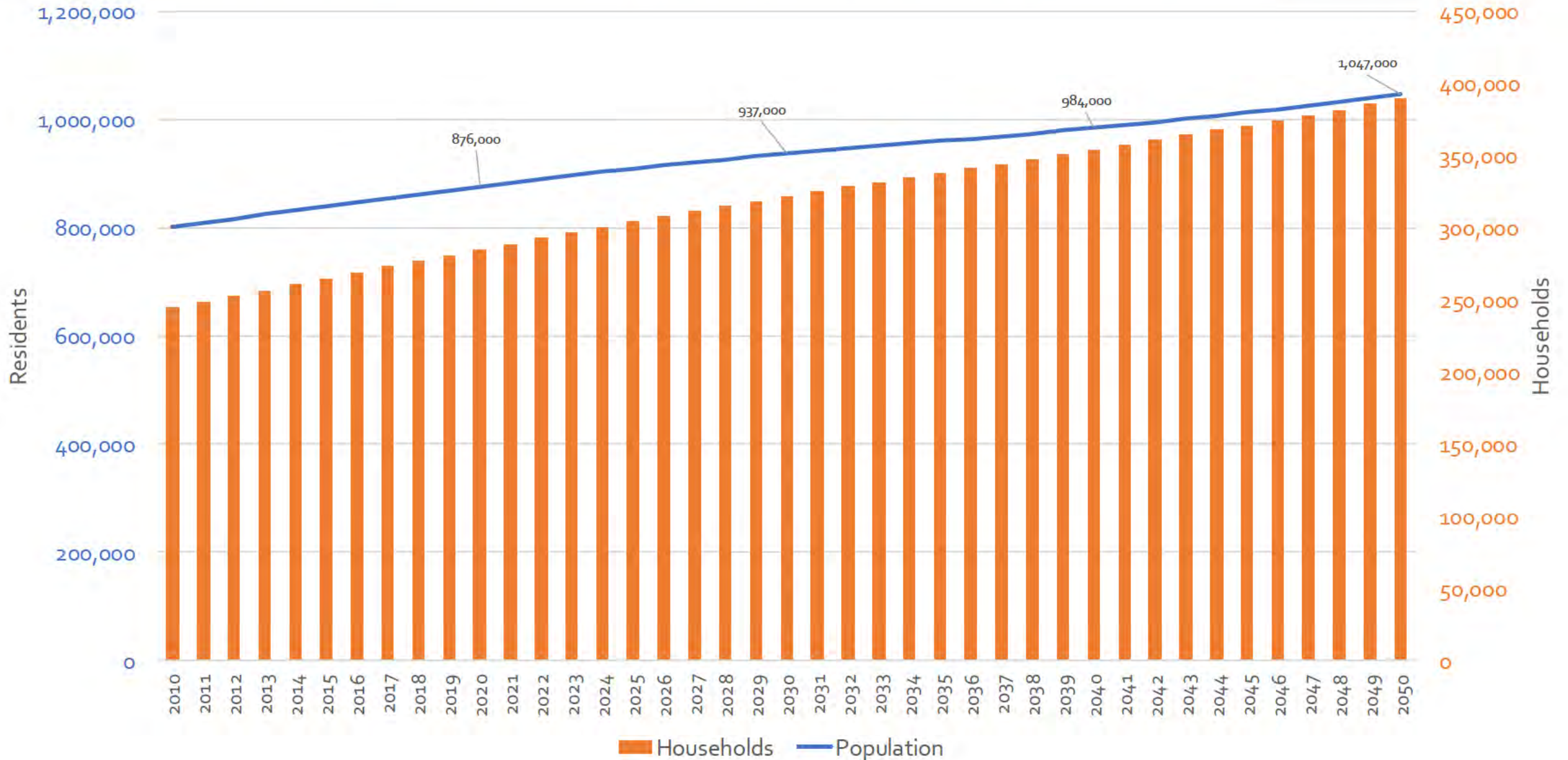
365 acres
Socorro Independent
School District

Mission Ridge Capacity (scenario)

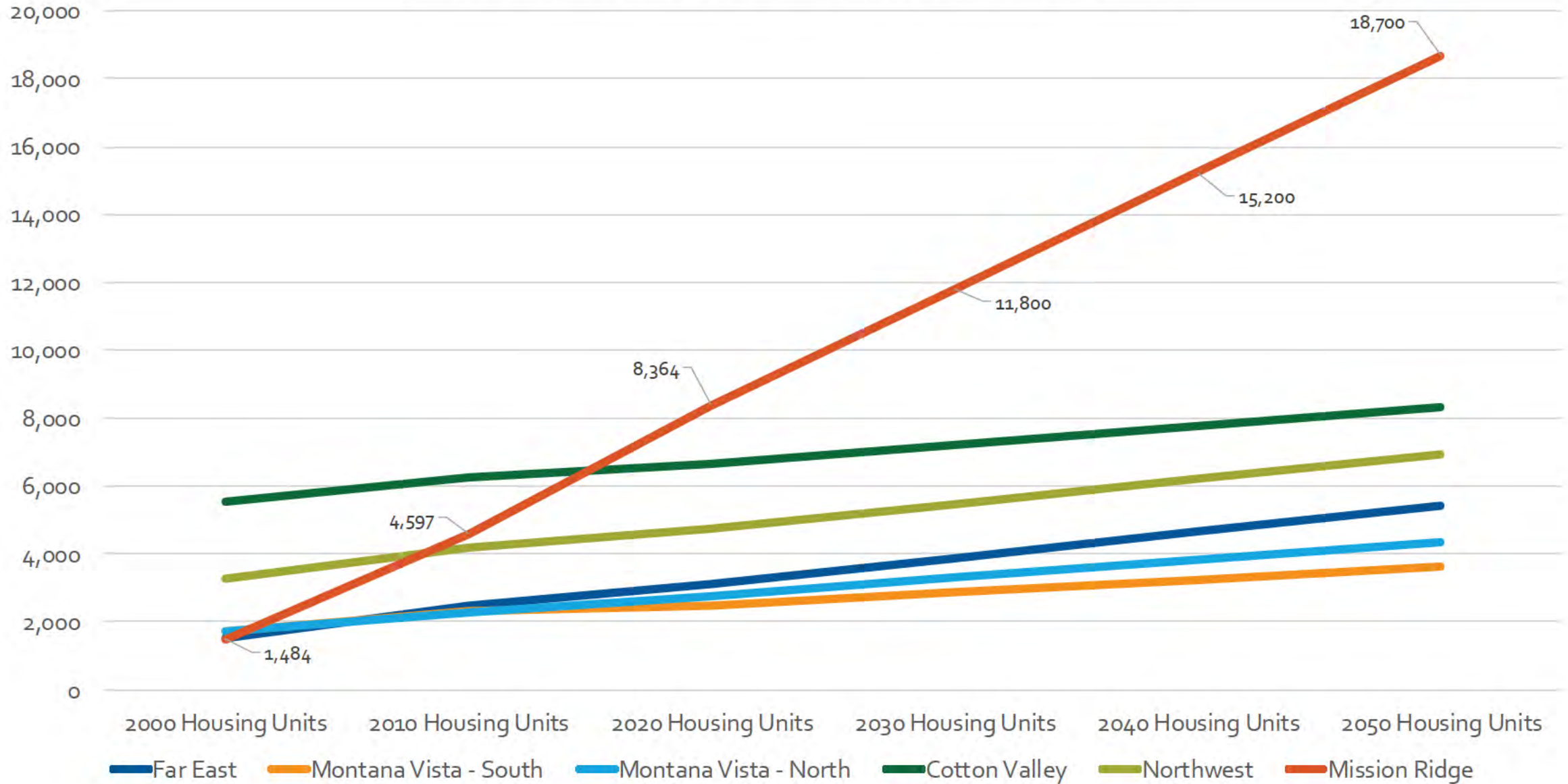
23,100 units
Capacity

10,320 units
Projection (2050
scenario)

El Paso County Total Population and Household Projections



Household Projections in Focus Areas



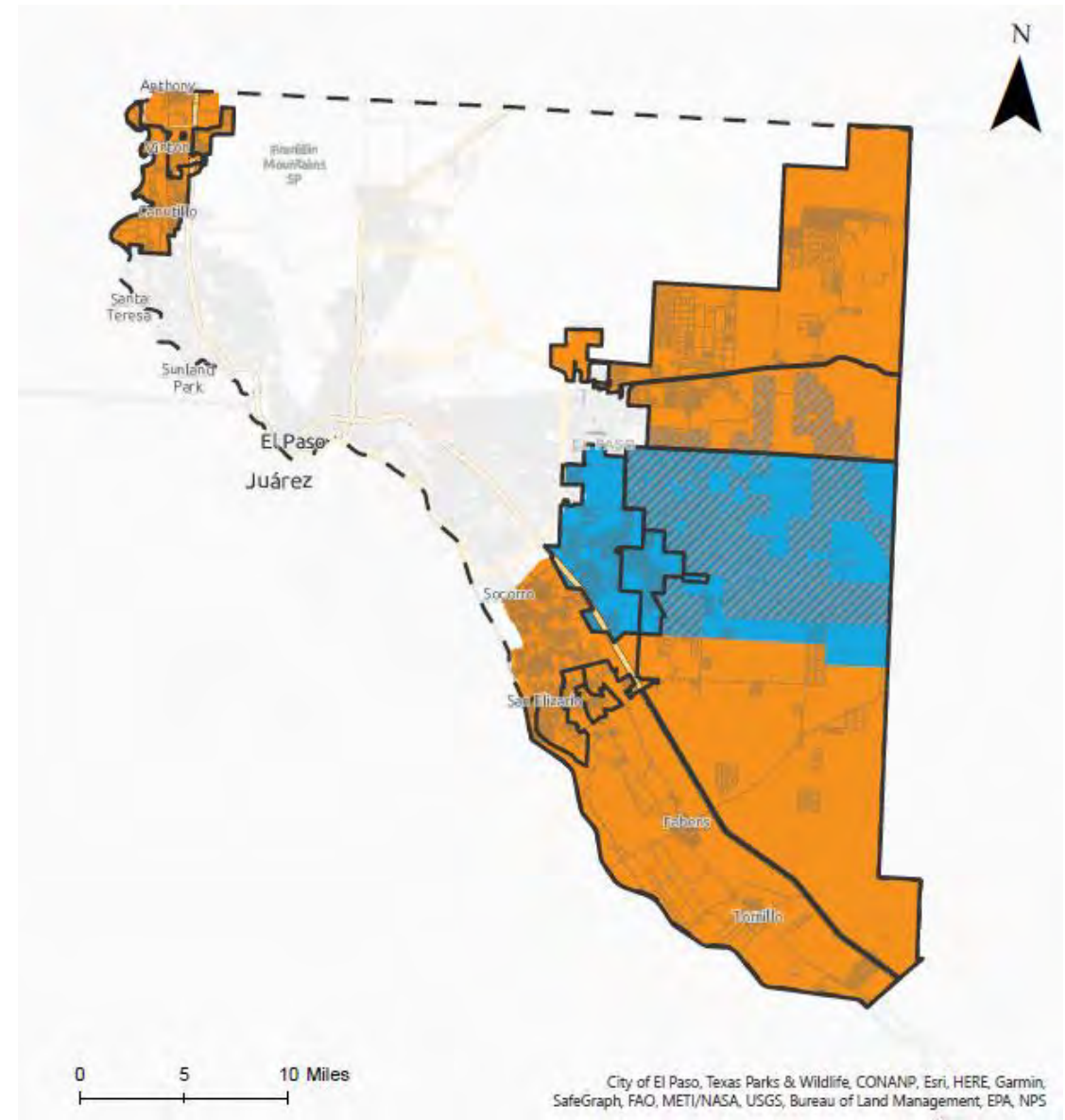
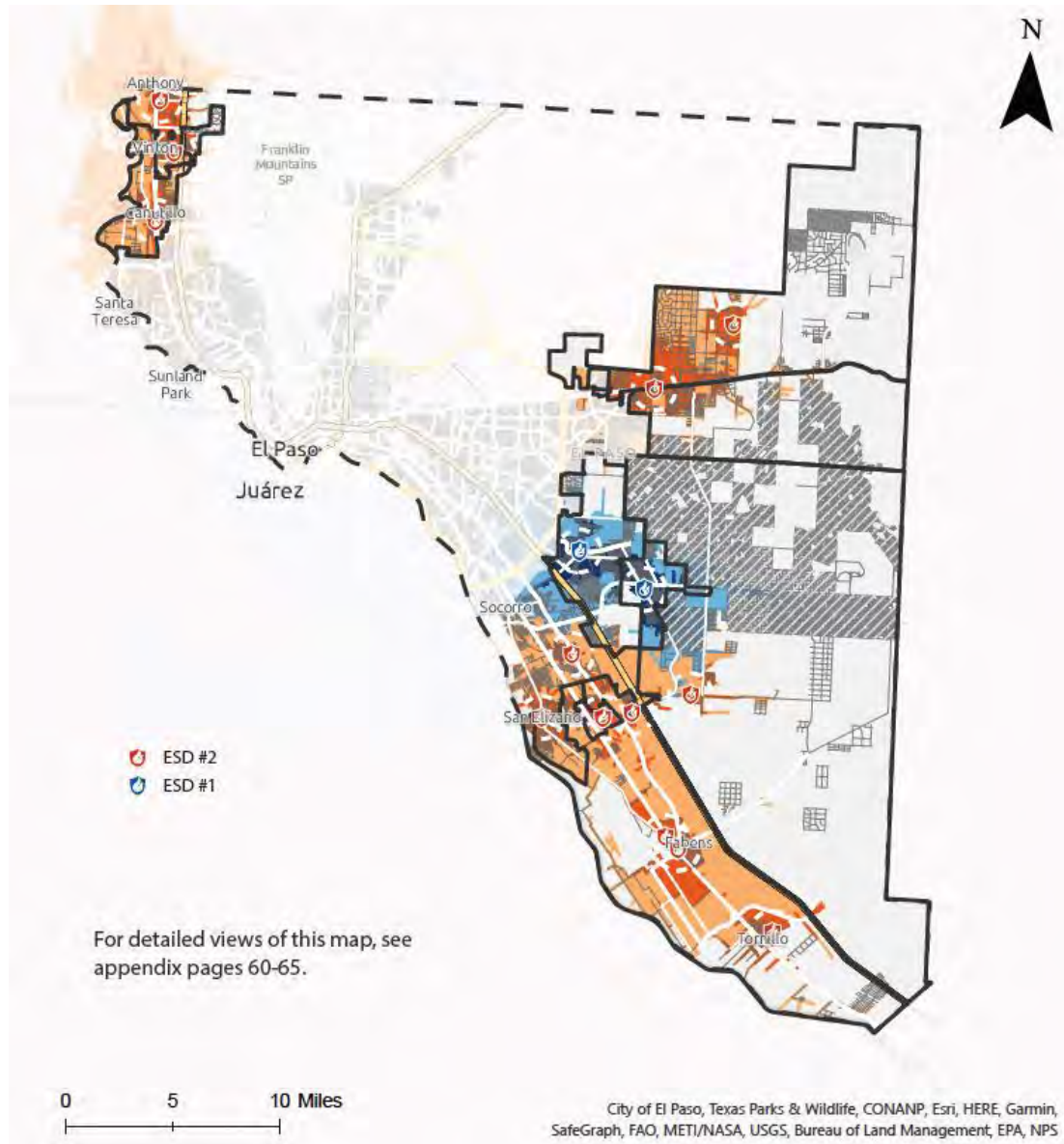


Public Safety Services

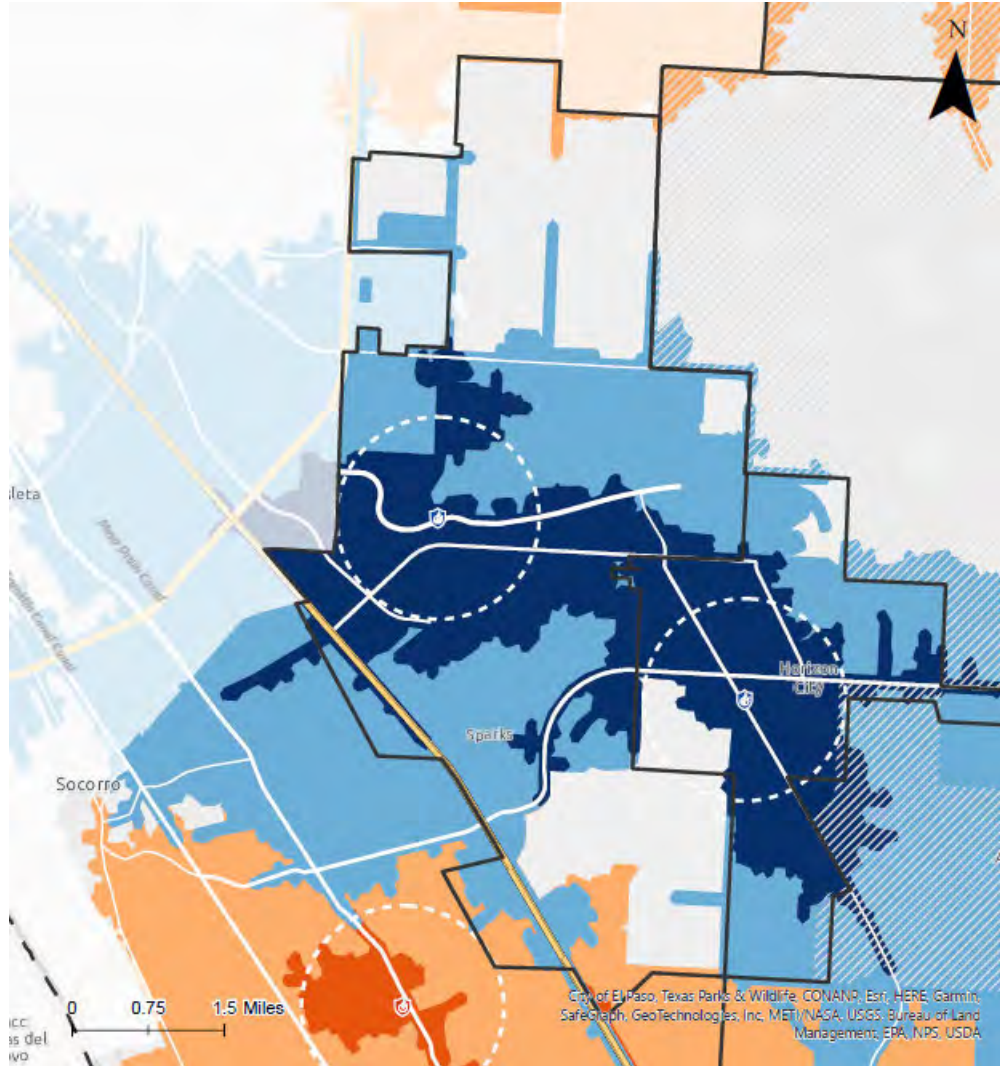
County Annexes



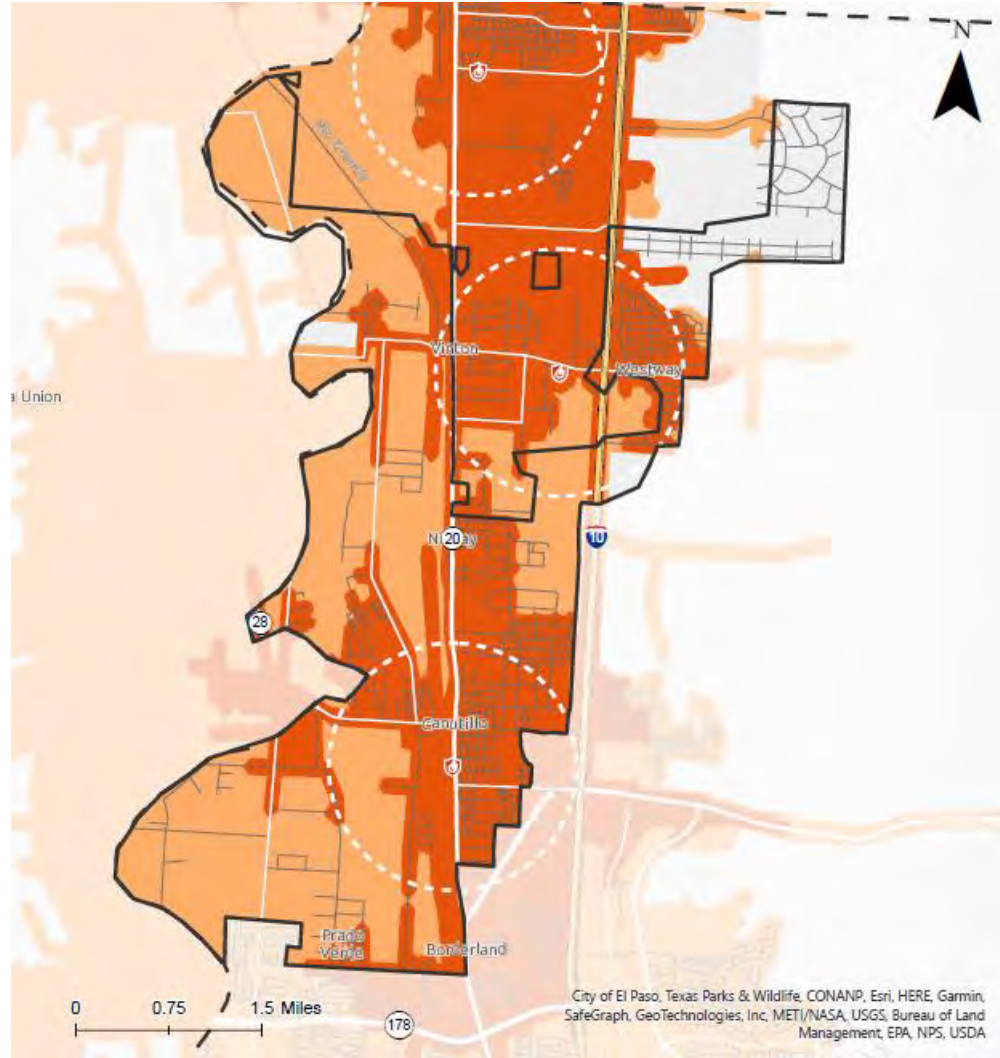
County Emergency Service Districts



County Emergency Service Districts

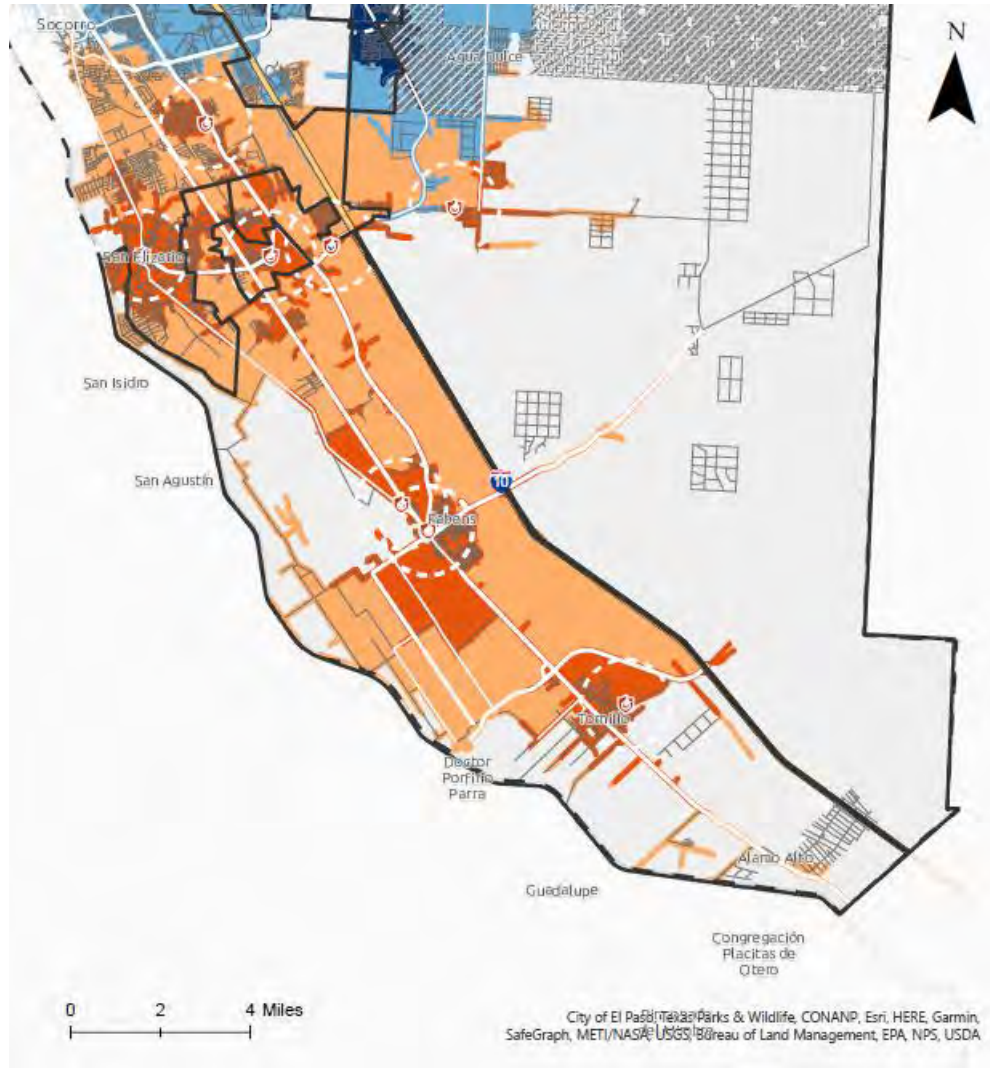


Mission Ridge



Northwest

County Emergency Service Districts

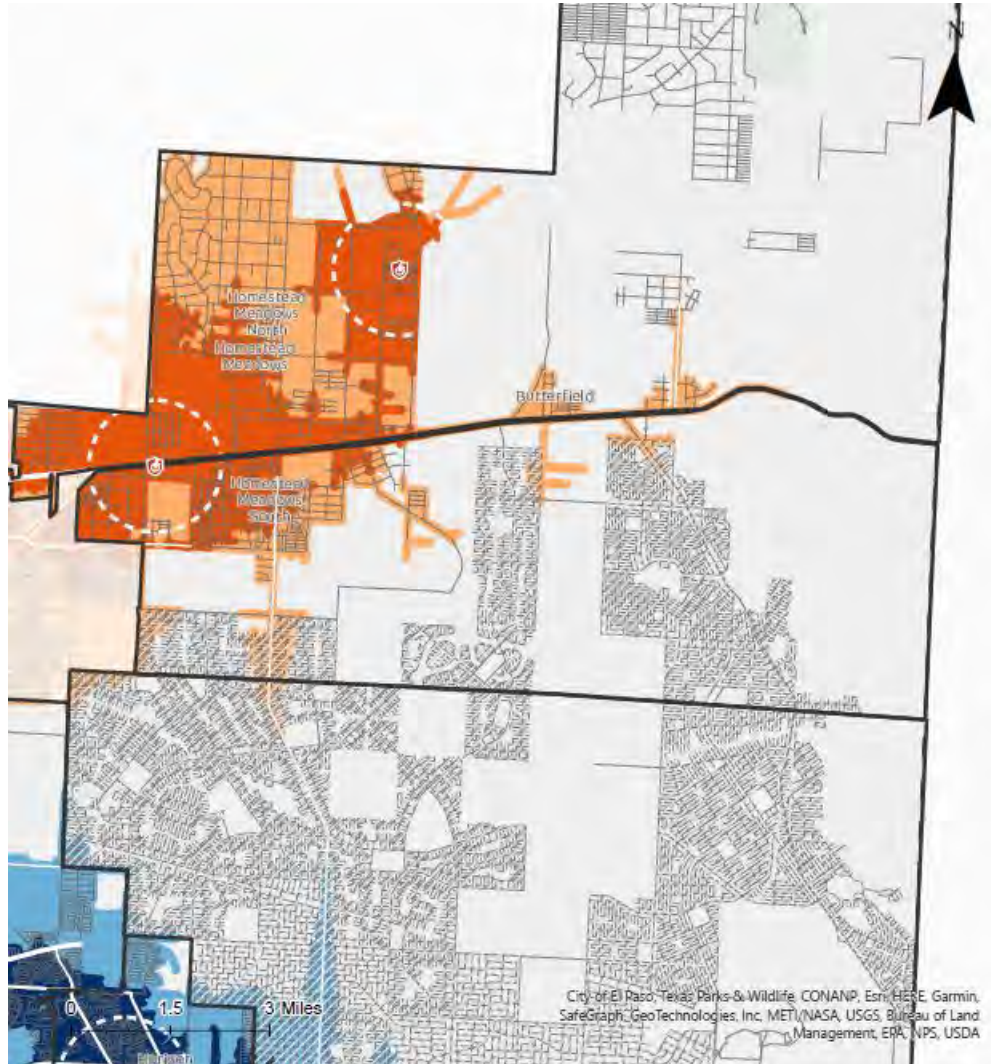


Cotton Valley

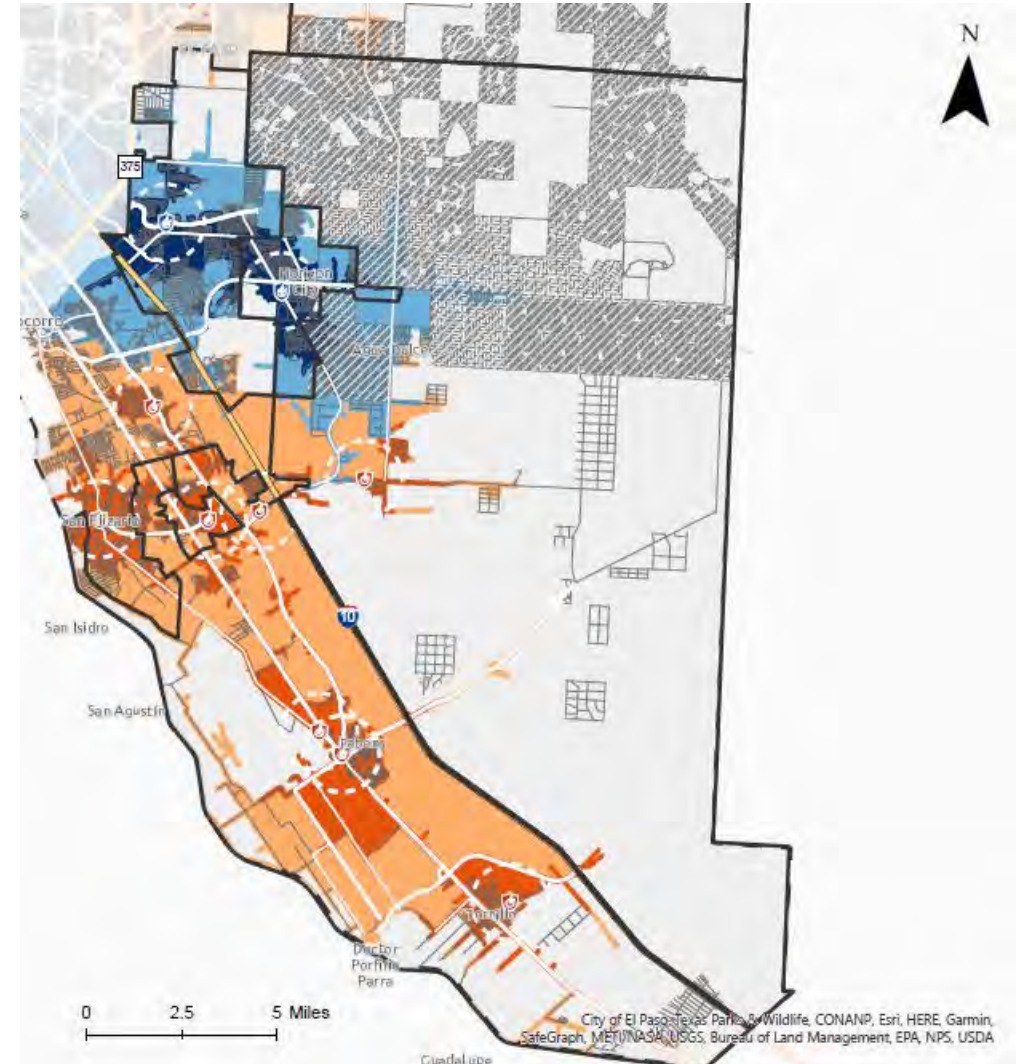


Montana Vista - North

County Emergency Service Districts



Montana Vista - South



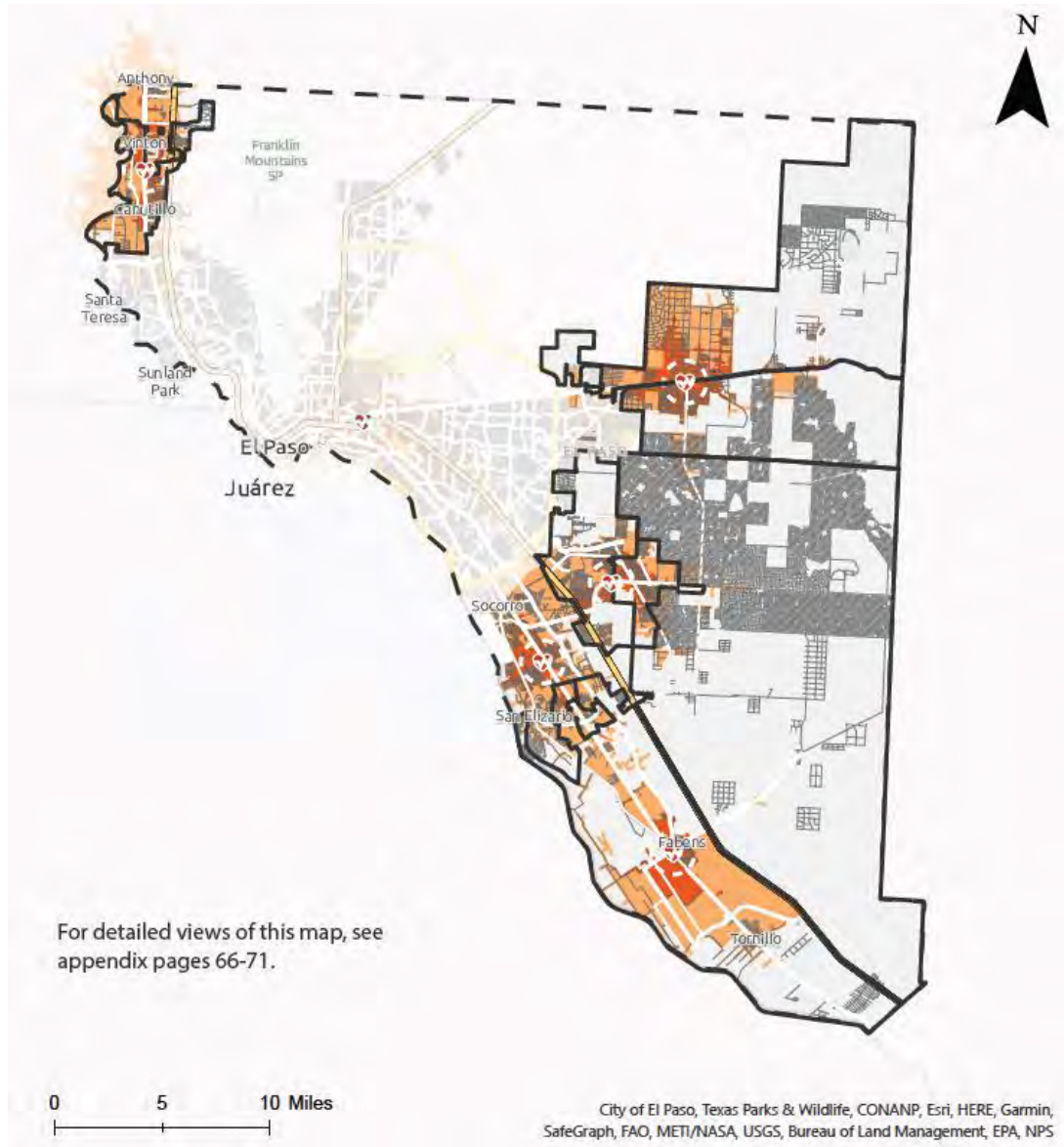
Far East

Households within 5-10 minutes of Fire Station

	Northwest	Mont V N	Mont V S	Far East	Cotton Valley	Mission Ridge
Area (sq mi)	14.4	94.7	49.18	228.12	93.7	25.82
Population	14,486	7,965	8,598	11,577	22,901	28,239
Households	4,311	2,416	2,230	2,837	6,172	7,687
Approx. Housing lots	-	2,430	2,796	3,735	7,625	*16,000
Avg HH size	3.36	3.15	3.86	4.08	3.7	3.65
Lots/HH within 5 min	3,800	1,294	1,672	1,538	6,486	10,844
Lots/HH within 10 m	511	1,025	1,124	2,041	832	5,156
5 min %	88%	53%	60%	41%	85%	*68%
10 min %	12%	42%	40%	55%	11%	*32%
Total within 10 min %	100%	95%	100%	96%	96%	100%

* For the purposes of this report, Mission Ridge housing lots include both occupied and unoccupied platted lots that are expected to be occupied over the next several years. The high number of lots illustrates the rapid growth and development occurring in that area.

County Ambulance Services



	Jan-Sept 2020 Calls	Jan-Sept 2020 Avg. Response Times	Jan-Sept 2021 Calls	Jan-Sept 2021 Avg. Response Times
Countywide	5,568	8:24	8,864	8:42
Fabens	959	8:18	2,101	9:22
Socorro	813	9:27	953	9:35
Horizon	2,858	8:24	3,152	9:26
Vinton	867	7:11	1,454	9:14
Montana Vista	864	8:34	863	8:22
City Responses	207	12:05	331	15:56

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A landscape photograph of a desert. The foreground is filled with numerous bright yellow wildflowers, likely poppies, growing from green, low-lying vegetation. The ground is sandy and rocky. In the middle ground, there are more yellow flowers and some dry, thin branches. The background features a range of rugged, brownish-grey mountains under a sky with scattered white clouds. The word "Recommendations" is overlaid in white, bold, sans-serif font across the center of the image.

Recommendations

Growth Management Recommendations

Rewrite the County Subdivision Regulations

- *In Progress*
- Align regulations with the City of El Paso
- Improve connectivity
- Explore park standards
- Consider lot frontage provisions that activate streets
- Encourage walkable mixed use development, where appropriate

Convene Interjurisdictional Working Group

- *In Progress*
- Establish Countywide/adjacent working group of planning leaders
- Maintain dialogue, share information, avoid potential conflicts
- Consider standardized tracking and monitoring metrics system

Consider a Municipal Growth Extent Map

- Map would delineate extent of future annexation for each municipality
- Could be modified
- Provides stability and predictability in annexations
- Discourages competition over land
- Encourage municipal annexation policies

Other Recommendations

- Consider El Paso County complete streets policy
- Develop small area plans, corridor plans, and master plans for targeted areas of opportunity, including around the Tornillo Port of Entry and County-owned property
- Encourage fiscal balance in development
- Consider a countywide comprehensive plan focused on interjurisdictional coordination

Public Safety Recommendations

Future County Facilities

- Recommended areas discussed for future County annex
- Gaps discussed for potential future sheriff substation

Other Recommendations

- Consider establishing/updating emergency response times for ambulances and fire services
 - Create a map that establishes multiple response time zones (ie urban, suburban, rural, frontier)
 - Analyze possibility of moving ambulance services to ESDs
 - Consider a comprehensive risk analysis and set of standards for response times (see Eugene example)
- Construct two new ESD 1 fire stations as recommended by the strategic and capital improvement plan 2020-2030
- **Consider maintaining an up-to-date strategic plan for the sheriff department to ensure adequate ongoing review and implementation of policies and comparison of internal and external metrics, with regular reporting**



Stafford County Sheriff's Office Strategic Plan 2020-2023 **2021 UPDATE**

"Dedicated, innovative people, working with the community, to serve and protect Stafford County while using the best tools and technology available."

Discussion

- Are there any findings that surprised you?
- Are there other “big questions” you have about how El Paso County is growing?
- Which recommendations should be the most or least prioritized?