



ITEMS 28 & 29

# 9879 North Loop Drive Future Land Use Map Amendment & Rezoning

PLCP21-00004 and PZRZ21-00017



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

# Aerial



This map is designed for illustrative purposes only. The features depicted here are approximate and more site specific studies may be required to draw accurate conclusions. Enlargement of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim for its accuracy or completeness.

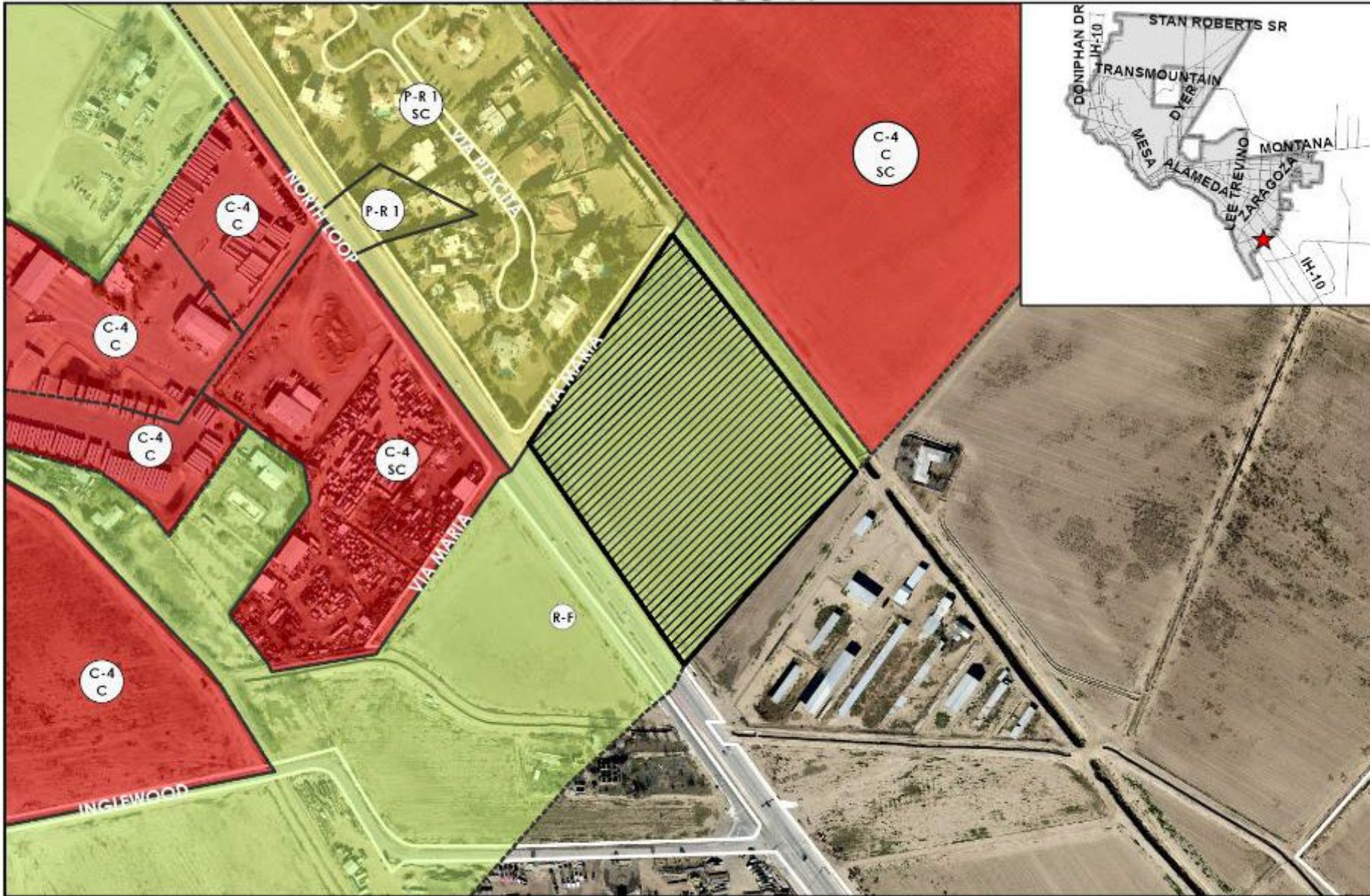


 Subject Property

0 75 150 300 450 600 Feet




# Existing Zoning



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 Subject Property



# Definitions

## Future Land Use Map (FLUM)

- Laid out in *Plan El Paso*
- Guide to form, direction, and timing of future growth
- 2 sectors – open space and growth

## O-3 Agriculture

- Farmland within the Rio Grande Valley

## G-7, Industrial and/or Railyards

- Industrial parks, railyards, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines.



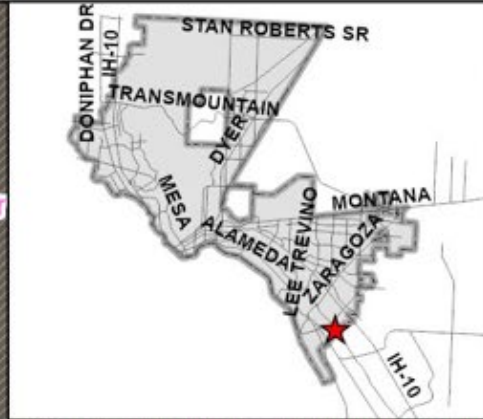
# Future Land Use

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 Subject Property





# Future Land Use

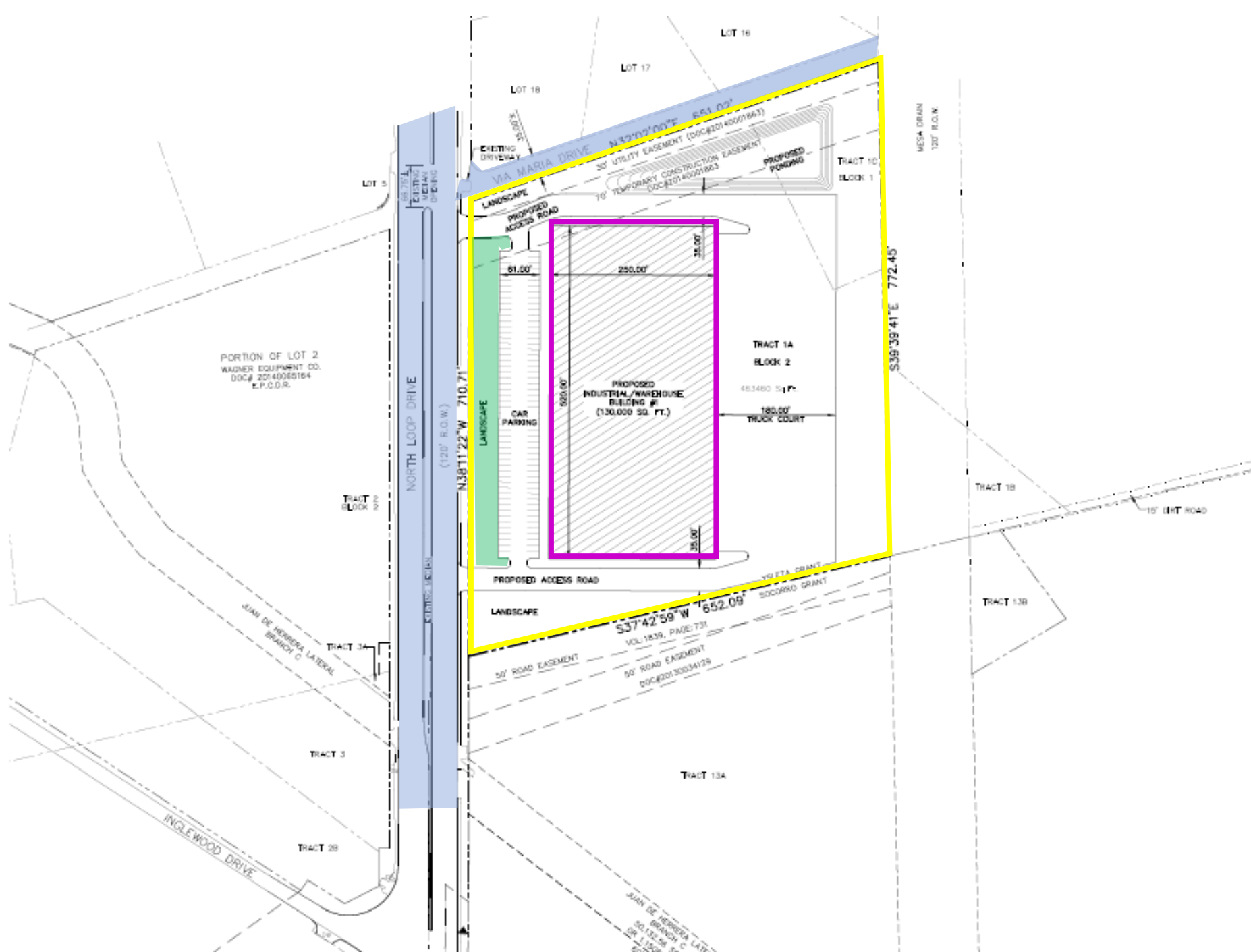
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 Subject Property



# Conceptual Plan





# Subject Property



# Surrounding Development



W



N



S



# Public Input

- Notices were mailed to property owners within 300 feet on February 10, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.



# Previous Case History



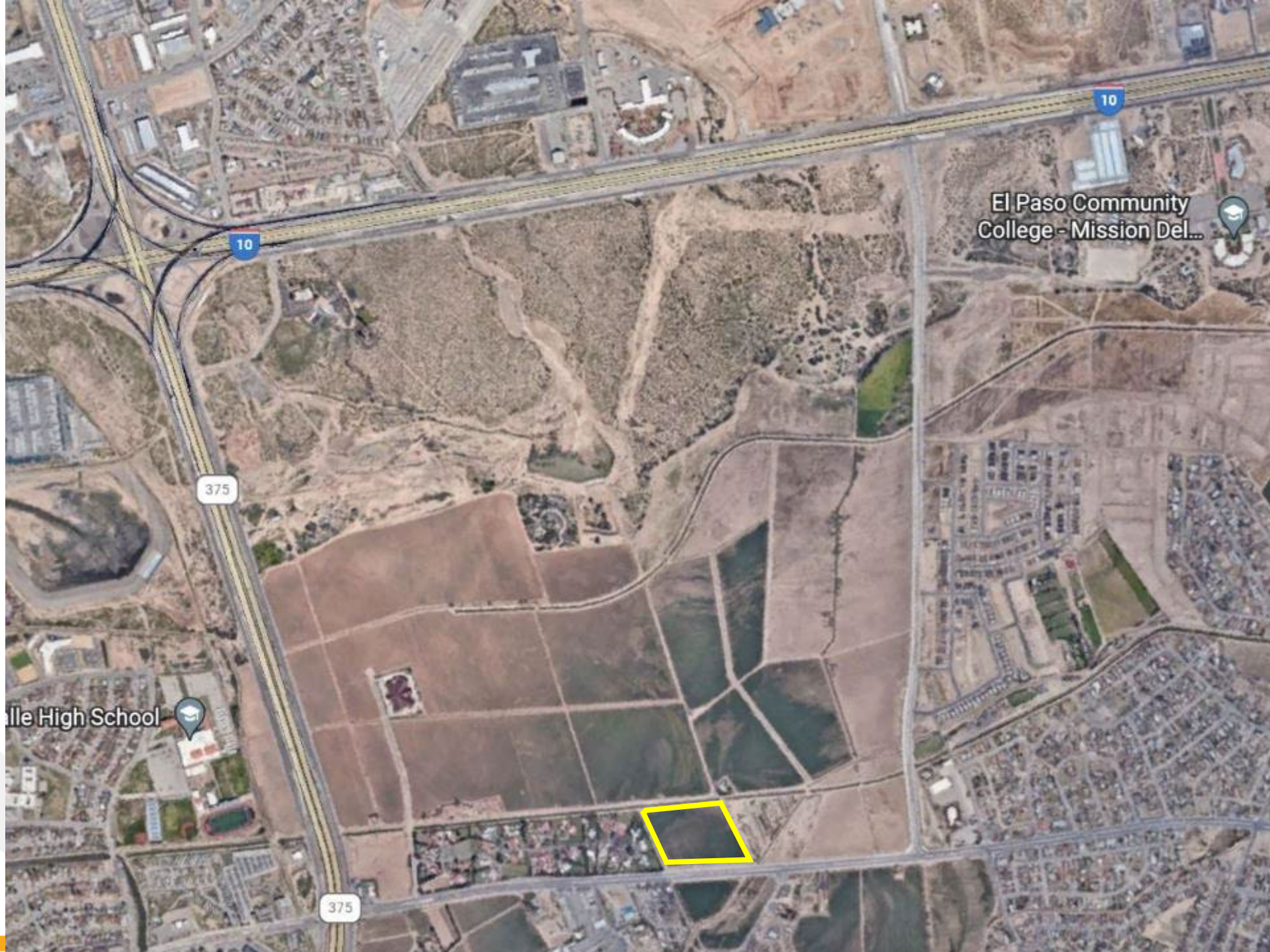
## Timelines:

- **January 24, 2022** – A virtual community meeting with the office of Representative Claudia Rodriguez however no residents from the community attended the meeting.
- **February 24, 2022** – CPC voted 4-2 to postpone the items for four weeks so that the applicants could meet with the neighborhood.
- **March 14, 2022** - the applicants met with the presidents of the Corridor 20 Civic Association and Mission Valley Civic Association.
- **April 13, 2022** - A follow up meeting was held with the presidents of the Corridor 20 Civic Association and Mission Valley Civic Association.



# Recommendation

- Staff recommends approval of the Future Land Use request
- Staff recommends approval of the rezoning request with the following condition:
  1. Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code.
  2. Access for semi-trailer trucks and cabs shall be prohibited to and from Via Maria Drive. Upon the extension and construction of Via Maria northeasterly toward Interstate-10, access for semi-trailer trucks and cabs to and from Via Maria Drive shall be authorized.
  3. That prior to issuance of any certificates of occupancy, a six foot (6') high combination masonry/wrought iron wall be constructed along the property line abutting Via Maria Drive.
  4. That prior to issuance of any certificates of occupancy, a temporary traffic barricade be installed on Via Maria Drive where it intersects with North Loop Drive.





## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People