



ITEM 27

# 341 Thorn Ave. Rezoning

PZRZ25-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





PZRZ25-00001



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. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



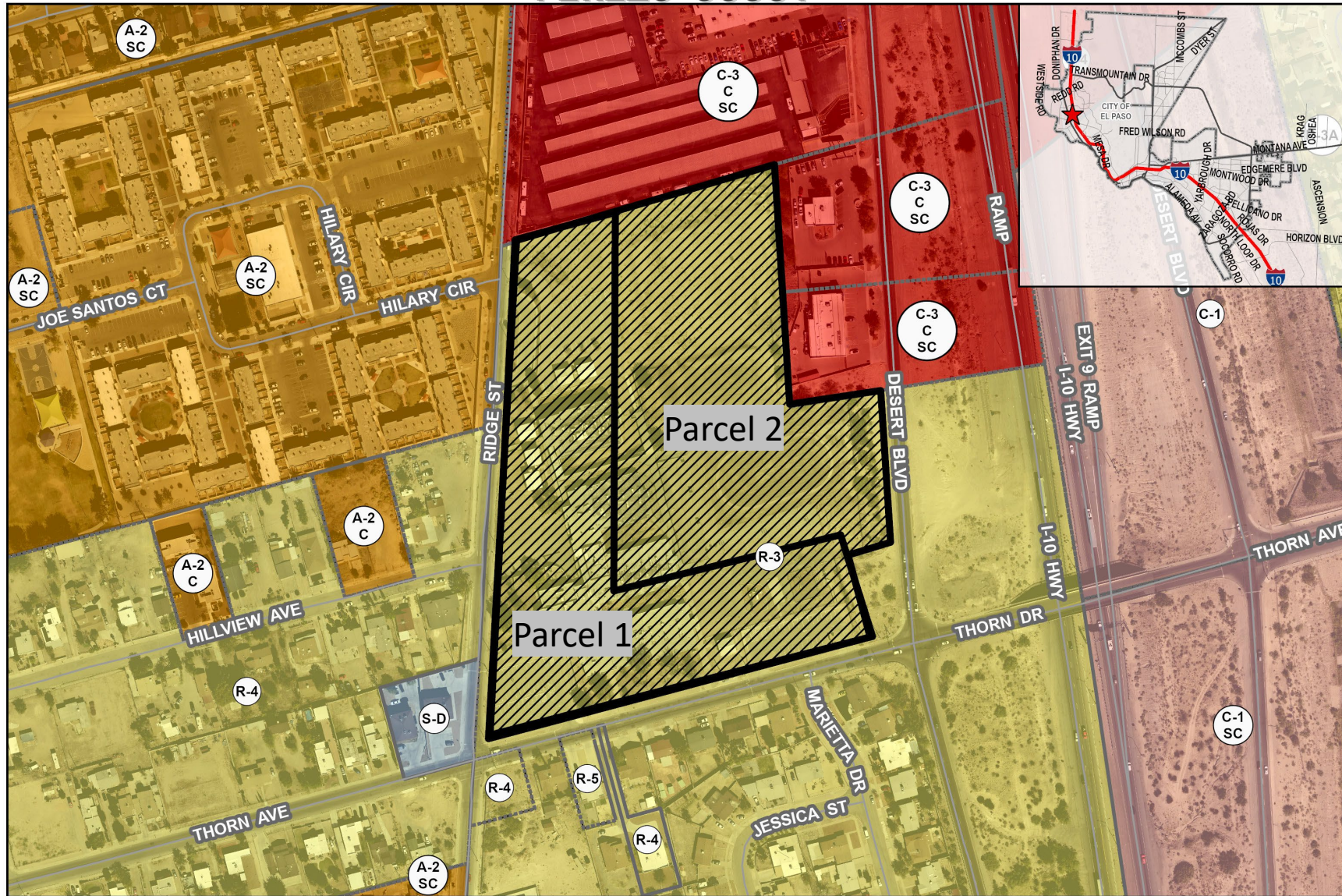
 Subject Property

0 60 120 240 360 480 Feet





PZRZ25-00001



# Zoning Map

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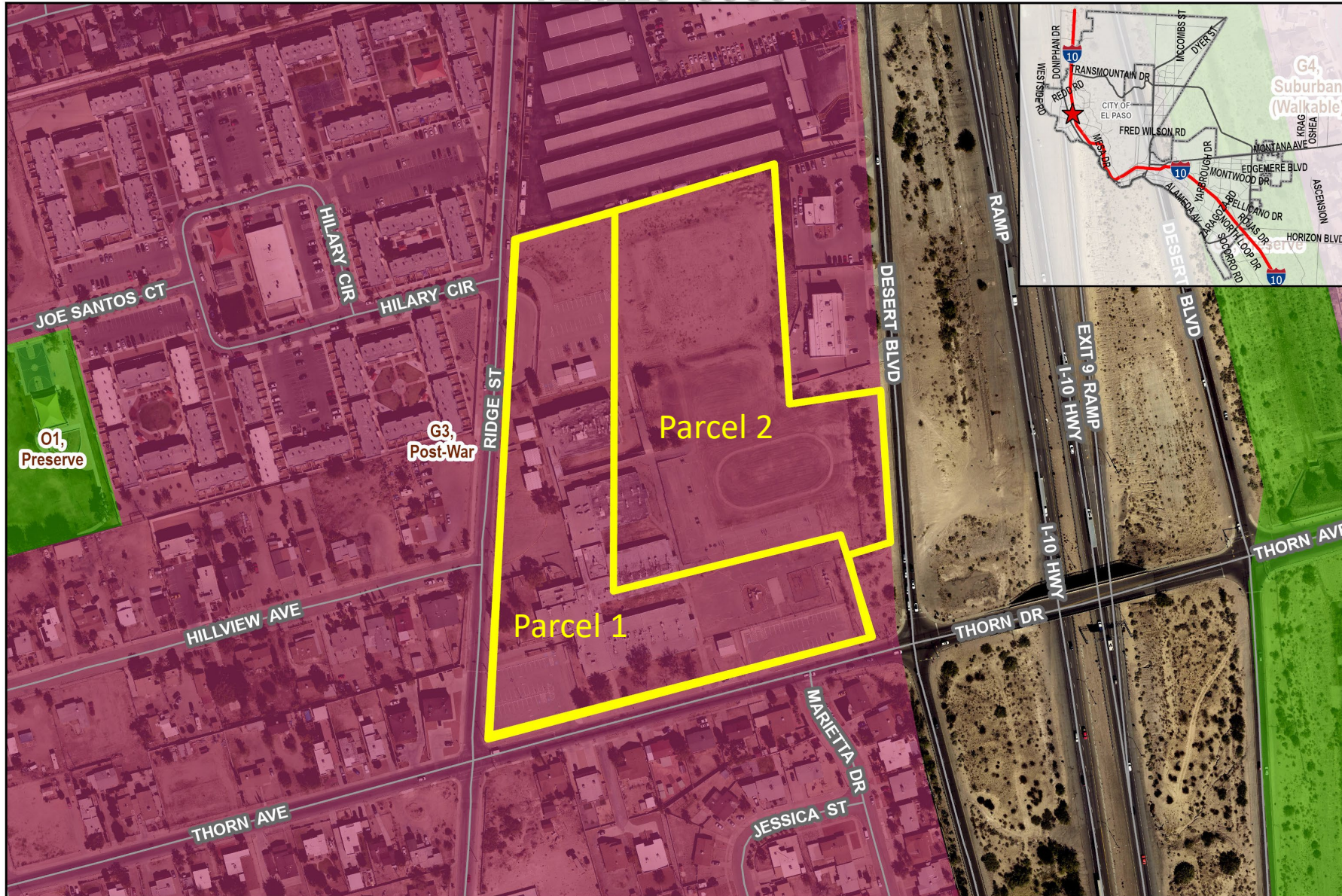
Subject Property

0 60 120 240 360 480  
Feet





PZRZ25-00001



# Future Land Use Map

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 Subject Property

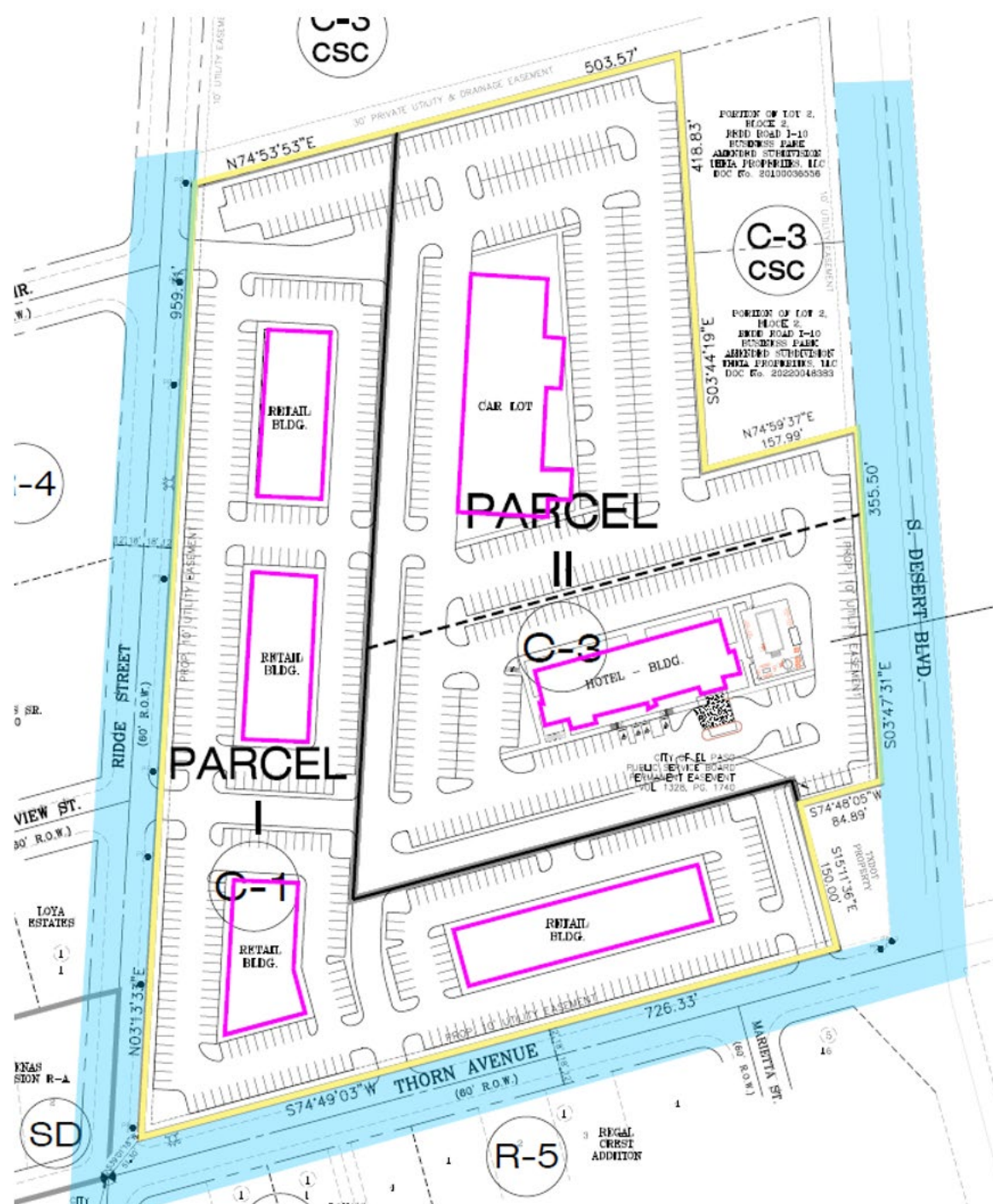
0 60 120 240 360 480 Feet







## C-1





# Subject Property (Thorn Ave.)





Subject  
Property  
(S. Desert  
Blvd.)





## Subject Property (Ridge St.)



# Surrounding Development



N



W

S





# Public Input

- Notices were mailed to property owners within 300 feet on April 24, 2025.
- The Planning Division has received two (2) phone calls in support of the request.





# Recommendation

Staff and CPC recommended **APPROVAL WITH CONDITIONS** of the rezoning request:

1. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.
2. That only one driveway be permitted for ingress and egress along Thorn Avenue.
3. That a driveway to the C-3 property shall be provided from S. Desert Boulevard subject to approval from TXDoT.
4. That no outdoor amplified sound be permitted within the property.
5. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.





## 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



This map illustrates the land use planning for the City of El Paso, Texas. The map is divided into various zones, each identified by a specific code within a circular callout. The zones are color-coded: red for commercial/industrial, yellow for residential, and green for agricultural. Major roads and highways are shown, including I-10, I-67, and I-20. The map also shows the city's location within the state of Texas, with an inset map in the top right corner.

Key features include:

- Land Use Zones:** Various codes such as P-R 1 SC, C-3, A-2 SC, R-3A, C-1 SC, C-4 SC, R-3, R-4, R-5, A-O SC, S-D, S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33, S-34, S-35, S-36, S-37, S-38, S-39, S-40, S-41, S-42, S-43, S-44, S-45, S-46, S-47, S-48, S-49, S-50, S-51, S-52, S-53, S-54, S-55, S-56, S-57, S-58, S-59, S-60, S-61, S-62, S-63, S-64, S-65, S-66, S-67, S-68, S-69, S-70, S-71, S-72, S-73, S-74, S-75, S-76, S-77, S-78, S-79, S-80, S-81, S-82, S-83, S-84, S-85, S-86, S-87, S-88, S-89, S-90, S-91, S-92, S-93, S-94, S-95, S-96, S-97, S-98, S-99, S-100, S-101, S-102, S-103, S-104, S-105, S-106, S-107, S-108, S-109, S-110, S-111, S-112, S-113, S-114, S-115, S-116, S-117, S-118, S-119, S-120, S-121, S-122, S-123, S-124, S-125, S-126, S-127, S-128, S-129, S-130, S-131, S-132, S-133, S-134, S-135, S-136, S-137, S-138, S-139, S-140, S-141, S-142, S-143, S-144, S-145, S-146, S-147, S-148, S-149, S-150, S-151, S-152, S-153, S-154, S-155, S-156, S-157, S-158, S-159, S-160, S-161, S-162, S-163, S-164, S-165, S-166, S-167, S-168, S-169, S-170, S-171, S-172, S-173, S-174, S-175, S-176, S-177, S-178, S-179, S-180, S-181, S-182, S-183, S-184, S-185, S-186, S-187, S-188, S-189, S-190, S-191, S-192, S-193, S-194, S-195, S-196, S-197, S-198, S-199, S-200, S-201, S-202, S-203, S-204, S-205, S-206, S-207, S-208, S-209, S-210, S-211, S-212, S-213, S-214, S-215, S-216, S-217, S-218, S-219, S-220, S-221, S-222, S-223, S-224, S-225, S-226, S-227, S-228, S-229, S-230, S-231, S-232, S-233, S-234, S-235, S-236, S-237, S-238, S-239, S-240, S-241, S-242, S-243, S-244, S-245, S-246, S-247, S-248, S-249, S-250, S-251, S-252, S-253, S-254, S-255, S-256, S-257, S-258, S-259, S-260, S-261, S-262, S-263, S-264, S-265, S-266, S-267, S-268, S-269, S-270, S-271, S-272, S-273, S-274, S-275, S-276, S-277, S-278, S-279, S-280, S-281, S-282, S-283, S-284, S-285, S-286, S-287, S-288, S-289, S-290, S-291, S-292, S-293, S-294, S-295, S-296, S-297, S-298, S-299, S-300, S-301, S-302, S-303, S-304, S-305, S-306, S-307, S-308, S-309, S-310, S-311, S-312, S-313, S-314, S-315, S-316, S-317, S-318, S-319, S-320, S-321, S-322, S-323, S-324, S-325, S-326, S-327, S-328, S-329, S-330, S-331, S-332, S-333, S-334, S-335, S-336, S-337, S-338, S-339, S-340, S-341, S-342, S-343, S-344, S-345, S-346, S-347, S-348, S-349, S-350, S-351, S-352, S-353, S-354, S-355, S-356, S-357, S-358, S-359, S-360, S-361, S-362, S-363, S-364, S-365, S-366, S-367, S-368, S-369, S-370, S-371, S-372, S-373, S-374, S-375, S-376, S-377, S-378, S-379, S-380, S-381, S-382, S-383, S-384, S-385, S-386, S-387, S-388, S-389, S-390, S-391, S-392, S-393, S-394, S-395, S-396, S-397, S-398, S-399, S-400, S-401, S-402, S-403, S-404, S-405, S-406, S-407, S-408, S-409, S-410, S-411, S-412, S-413, S-414, S-415, S-416, S-417, S-418, S-419, S-420, S-421, S-422, S-423, S-424, S-425, S-426, S-427, S-428, S-429, S-430, S-431, S-432, S-433, S-434, S-435, S-436, S-437, S-438, S-439, S-440, S-441, S-442, S-443, S-444, S-445, S-446, S-447, S-448, S-449, S-450, S-451, S-452, S-453, S-454, S-455, S-456, S-457, S-458, S-459, S-460, S-461, S-462, S-463, S-464, S-465, S-466, S-467, S-468, S-469, S-470, S-471, S-472, S-473, S-474, S-475, S-476, S-477, S-478, S-479, S-480, S-481, S-482, S-483, S-484, S-485, S-486, S-487, S-488, S-489, S-490, S-491, S-492, S-493, S-494, S-495, S-496, S-497, S-498, S-499, S-500, S-501, S-502, S-503, S-504, S-505, S-506, S-507, S-508, S-509, S-510, S-511, S-512, S-513, S-514, S-515, S-516, S-517, S-518, S-519, S-520, S-521, S-522, S-523, S-524, S-525, S-526, S-527, S-528, S-529, S-530, S-531, S-532, S-533, S-534, S-535, S-536, S-537, S-538, S-539, S-540, S-541, S-542, S-543, S-544, S-545, S-546, S-547, S-548, S-549, S-550, S-551, S-552, S-553, S-554, S-555, S-556, S-557, S-558, S-559, S-560, S-561, S-562, S-563, S-564, S-565, S-566, S-567, S-568, S-569, S-570, S-571, S-572, S-573, S-574, S-575, S-576, S-577, S-578, S-579, S-580, S-581, S-582, S-583, S-584, S-585, S-586, S-587, S-588, S-589, S-590, S-591, S-592, S-593, S-594, S-595, S-596, S-597, S-598, S-599, S-600, S-601, S-602, S-603, S-604, S-605, S-606, S-607, S-608, S-609, S-610, S-611, S-612, S-613, S-614, S-615, S-616, S-617, S-618, S-619, S-620, S-621, S-622, S-623, S-624, S-625, S-626, S-627, S-628, S-629, S-630, S-631, S-632, S-633, S-634, S-635, S-636, S-637, S-638, S-639, S-640, S-641, S-642, S-643, S-644, S-645, S-646, S-647, S-648, S-64







Thorn Ave.

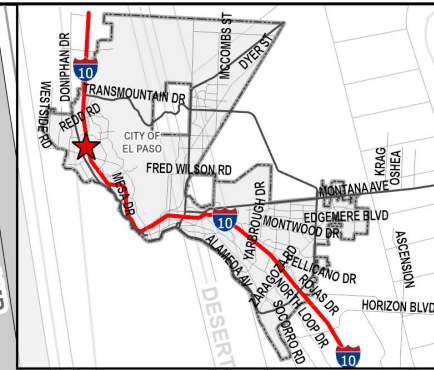
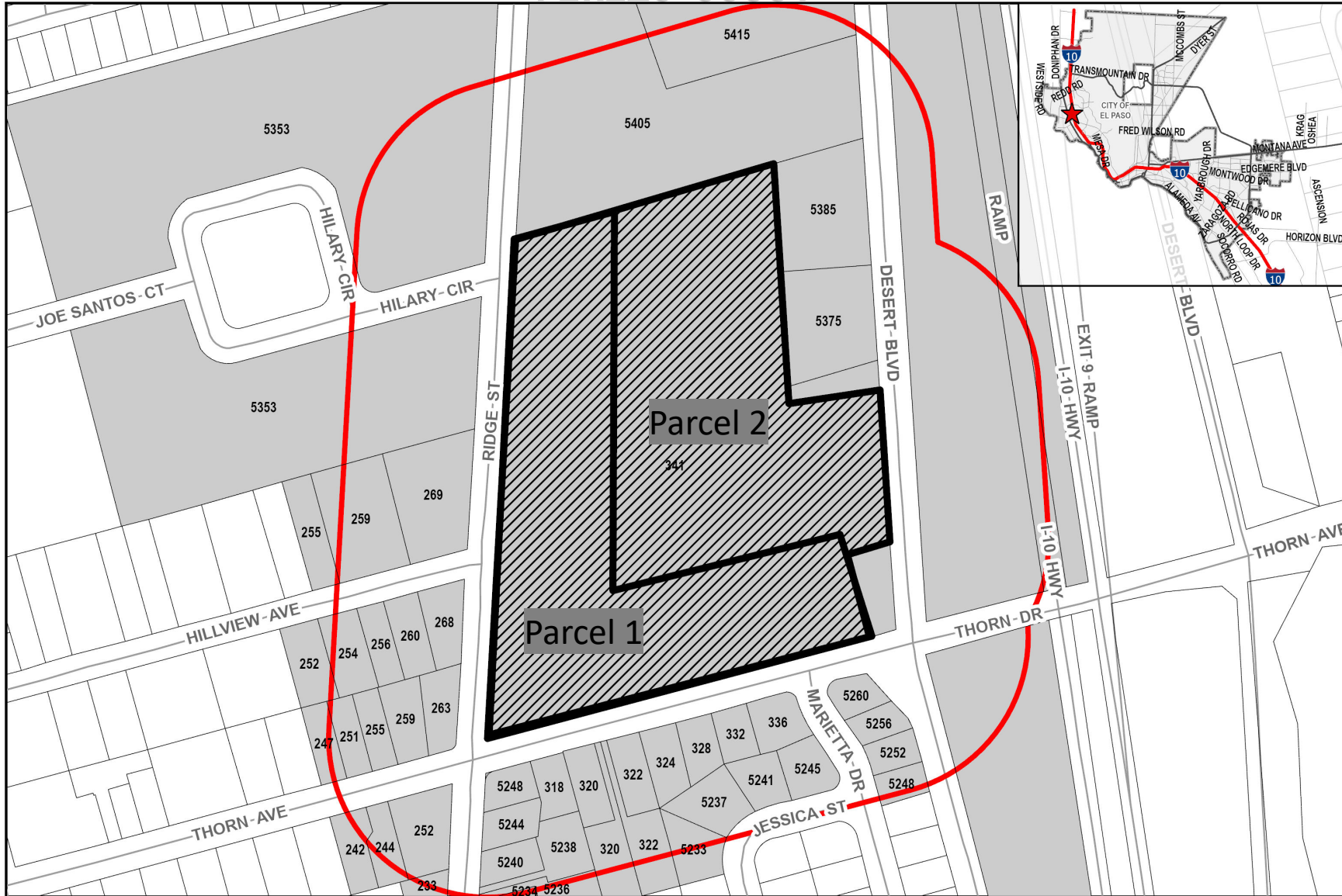




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- Subject Property
- 300 Feet Notice Area
- Notified Properties

