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Defining the Future of our Community, Together

Juntos Definiendo el Futuro de Nuestra Comunidad

COMPREHENSIVE PLAN UPDATE

ENVISION EL PASO

Future Land Use Map + Land Use Plan Update

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01

Envision El Paso

03

Process + Updates

02

FLUM Introduction

04

Next Steps

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INTRODUCTION



ENVISION EL PASO

COMPREHENSIVE PLAN UPDATE

OUR MISSION

Envision El Paso is our guide to fair, sustainable and resilient community investments, land development, mobility and growth management to improve economic growth and quality of life for all El Pasoans.

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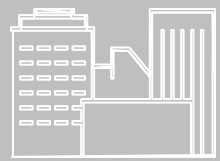


PROJECT THEMES

COMMUNITY PRIORITIES

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HOUSING AFFORDABILITY

- Creating options for renters and owners
 - Supporting neighborly land uses
- Supporting people to live in their neighborhood of choice



MOBILITY CHOICE

- Access daily needs without the use of a car
- Creating options for getting around town regardless of your age or ability



SUSTAINABLE LIVING

- Mitigate the impacts of heat
- Work towards water conservation
- Take care of our open space



ECONOMIC DEVELOPMENT

- Attract employers
- Align land use with economic development opportunities
- Retain talent



FISCAL RESPONSIBILITY

- Focus on economically sustainable development patterns
- Enable the delivery & maintenance of efficient municipal services

PROJECT PROCESS

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Completed

VISION & GOALS FRAMEWORK

COMMUNITY PRIORITIES
FRAMEWORK

In Progress

We are
here

LAND USE PLAN
& MAP

INFRASTRUCTURE
MANAGEMENT & QUICK WINS

ECONOMIC DEVELOPMENT AND
HOUSING STRATEGY



FINAL PLAN

Interim Drafts for
Public Review

Draft Plan for
Public Review

Final Draft for
Public Review

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FUTURE LAND USE MAP



WHAT IS A FUTURE LAND USE MAP (FLUM)

A FLUM shows a community's **shared vision** regarding how **land will be used in the future**.

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- ❑ **Guides** land development decisions
- ❑ **Helps inform** zoning decisions, infrastructure planning, and long term growth strategies
- ❑ Provides a **clear framework** for future growth, ensuring alignment with community goals

The FLUM helps shape zoning codes and land-use regulations. It provides the **'vision'** for how the city should grow and develop.

Zoning provides the **'regulations'** for how to build and develop land through implementation of setbacks, building height, density, etc.

How is it used?

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The City of El Paso is required to follow The Comprehensive plan in accordance with Texas Local Government Code :

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.001 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.002. COMPREHENSIVE PLAN. (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

- Tx LGC Ch. 213 – Comprehensive plans
- EP Muni Code Ch. 19 – refers to Section 212 in the Tx LGC – for subdivision plats
- EP Muni Code Ch. 20– Administrative Direction

Zoning
Changes

Special
Permits

Subdivision/
Plat Reviews

Annexation
Requests

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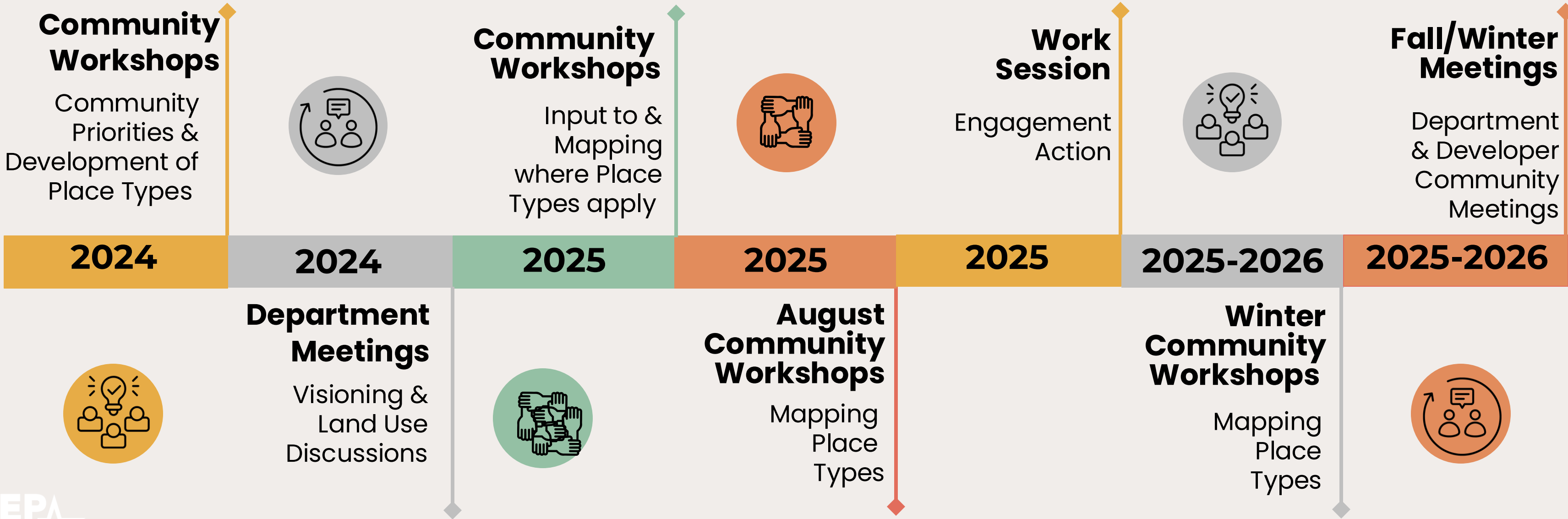
PROCESS



KEY MILESTONES AND ENGAGEMENT INTENT

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Timeline

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Summer 2025 Phase II

8 Workshops

108 People

279 Data Points



Summer 2024 Phase I

8 Meetings

135 People

3500 Data Points



August & Winter 2025–2026 Phase III

10 Meetings

154 People

1800 Data Points



WHAT WE HEARD

SUMMER 2024

Community Mapping: Identifying growth and development

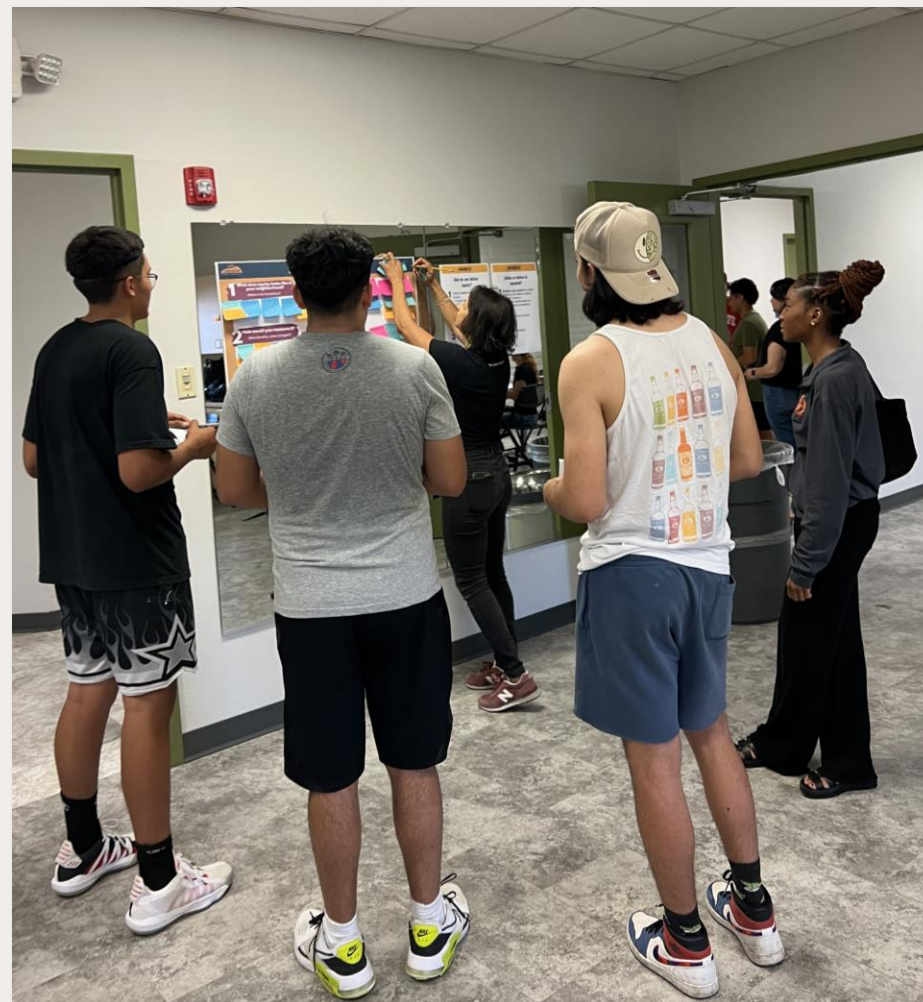
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COMMUNITY
WORKSHOPS



PRIORITIES & DEVELOP
PLACE TYPES



WHAT WE HEARD

SUMMER 2024



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COMMUNITY PRIORITIES :



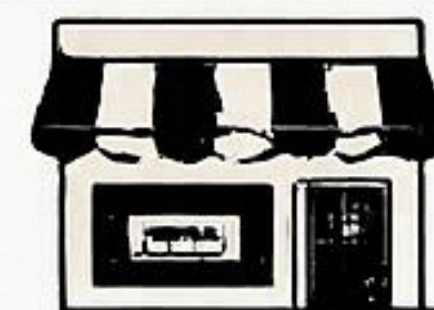
**Access to
Services and
Opportunities**



**Fair
Distribution
of Resources**



**Safety
+ Well-Being**



**Sense of
Belonging
and
Community**



**Inclusion in
Decision
Making**

WHAT WE HEARD

SUMMER 2024



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LAND USES IDENTIFIED BY OUR COMMUNITY:



Neighborhood

Amenities: access to more things to do; rec centers, restaurants, gathering spaces, markets etc.



Walkability; improved sidewalks, access & connectivity

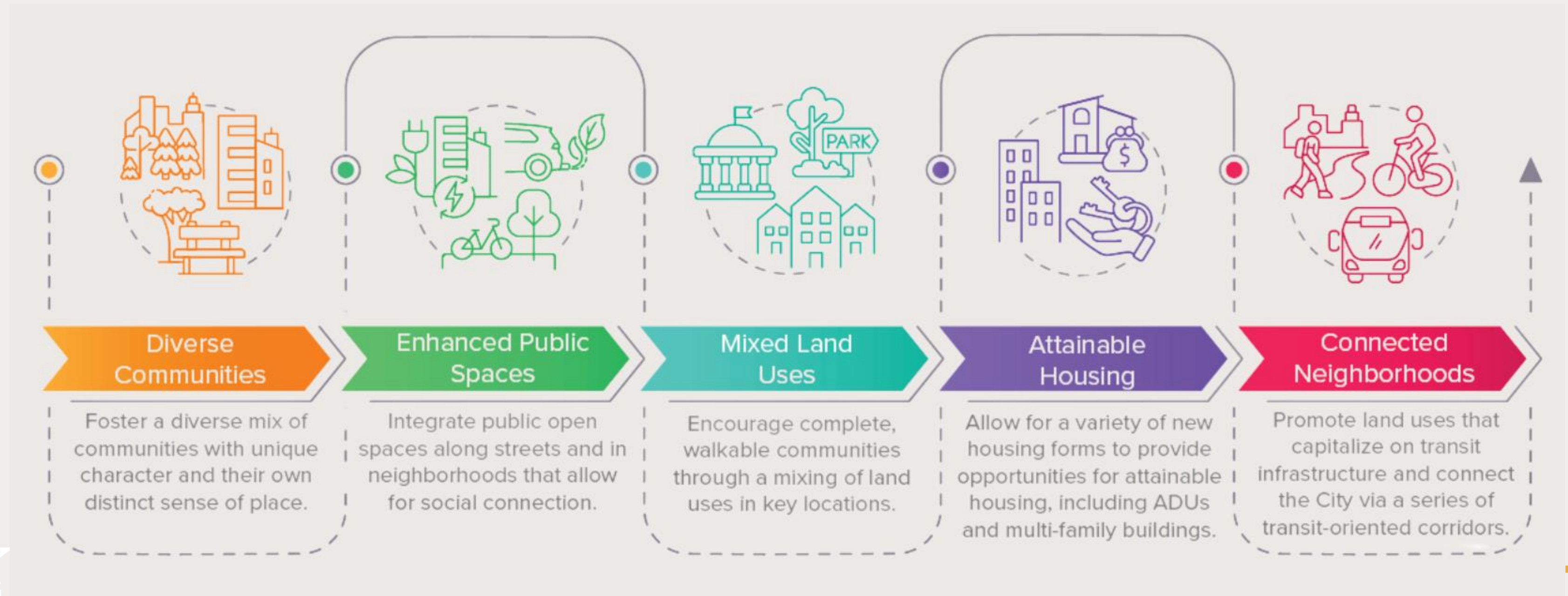


Mixed use developments; diversify use of space or buildings

FUTURE LAND USE GOALS

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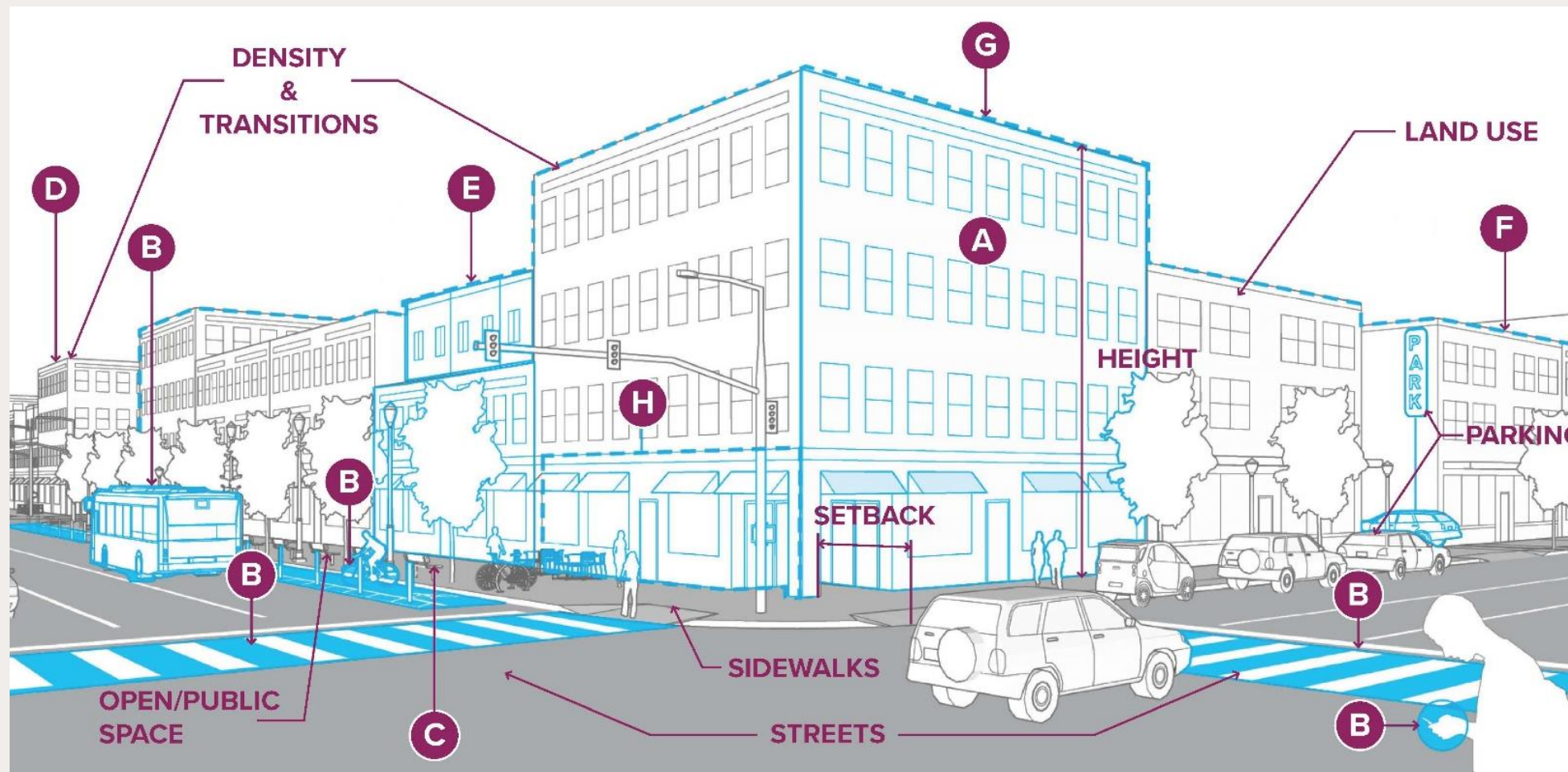
FUTURE LAND USE PLACE TYPES

Place Types capture the **character** of neighborhoods across El Paso — how they **look**, **feel**, and **function**. They guide how different areas **grow** and **evolve**, **shaping** the **design** of:

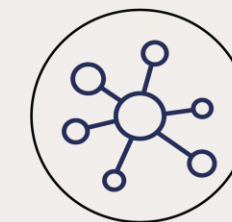
- **Streets** and multi-modal **connections**
- **Buildings** and **open spaces**
- Relationships between **public** and **private areas**

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Character



Street Types & Connectivity



Public Realm



Adjacencies



Transitions



Typical Land Use



Built Form & Intensity



Building Siting

WHAT WE HEARD

SUMMER 2025

Land Use Activity: Map your ideal Neighborhood

COMMUNITY
WORKSHOPS



INPUT TO
PLACE TYPES



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WHAT WE HEARD

SUMMER 2025



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LAND USES IDENTIFIED BY OUR COMMUNITY:



Open Space: access to
and more green
spaces



**Connectivity &
Walkability:** have
places/experiences near
where they live; build
sense of belonging



**Neighborhood serving
commercial:** support
local business and
have access to
essential amenities

PLACE TYPES

Example:

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Envision El Paso

Neighborhood Centers

Neighborhood Centers provide walkable commercial and service amenities comprised of low- to medium-density housing within new and established Neighborhoods. These areas are generally located away from major corridors, and provide small, local 'village centers' within predominantly residential contexts.

Character

- Neighborhood Centers are pedestrian oriented activity hubs that provide day-to-day amenities including small shops, cafes and dining opportunities as well as professional services to supplement low and medium density residential uses.
- Neighborhood Centers are the activity hubs for nearby Complete Neighborhoods and Urban Neighborhoods.

Street Types and Connectivity

- These Place Types should have well connected street grids, where possible, with a focus on developed pedestrian networks that support high accessibility to nearby Complete Neighborhoods.
- Local streets feed into thoroughfares which should provide convenient access to transit and nearby destinations.
- These Place Types should be located near bus stops where possible, to increase accessibility and encourage increased bus ridership.

Transitions

- Density and building heights are greatest at the core of the Neighborhood Centers and transition down to lower intensity uses when adjacent to Complete Neighborhoods and Urban Neighborhoods.

Built Form & Intensity

- Neighborhood Centers are envisioned as consisting of a mix of low-rise residential and mixed-use buildings, including apartment blocks and row houses. Building heights are encouraged to be between two and four stories.

Adjacencies

- Neighborhood Centers provide human-scaled residential density and walkable day-to-day amenities. They provide a 'village center' for Complete Neighborhoods and should be located within or at the periphery of Complete Neighborhoods and Urban Neighborhoods.

Public Realm

- As key walkable hubs, a vibrant and pedestrian-friendly public realm is a key feature of this Place Type, with incorporation of street trees and furniture.
- Public open spaces such as small parks, greenways, and transit plazas are also an important feature and should be included in Transit Corridors to promote community gathering.

Typical Land Use

- Neighborhood Centers should be characterized by predominantly residential uses at low- to medium-densities and mixed-use commercial and residential buildings built at medium densities. Limited Office (live/work, small medical, law or other professional offices) are encouraged to provide additional employment opportunities. Civic uses may also be included to provide accessible neighborhood amenities.

Building Siting

- Residential buildings should have consistent setbacks that provide landscaped front yards and private open space. Mixed-use and Commercial buildings are encouraged to incorporate minimal setbacks with active uses at grade to create vibrant and pedestrian-oriented streets.

Rowhouses and small-scale apartments transition to lower-density Neighborhoods.

Single-use commercial buildings should contribute to vibrant streetscape.

Low-rise residential mixed-use buildings provide retail amenities

PLACE TYPE FEATURES

Building density decreases in transition areas near Complete and Urban Neighborhoods

Street grid provides consistent small blocks and connections

Civic amenities may be incorporated

Surface parking should be screened by buildings, where feasible

Small parks and plazas provide gathering space

Mixed-use retail and residential buildings provide a walkable village center

OUR PLACE TYPES



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Neighborhood

(Complete Neighborhoods, Urban Neighborhoods)



Corridor

(Regional Corridors)



Centers

(Neighborhood Centers, Urban Centers, and Downtown)



Employment

(Innovation, Light Manufacturing and Logistics and Heavy Industry)



Civic

(Civic and Institutional Activity Centers and Fort Bliss)



Open Space

(Natural and Open Spaces)

WHAT WE HEARD

AUGUST & WINTER 2025-2026

COMMUNITY
WORKSHOPS



PLACE TYPE MAPPING

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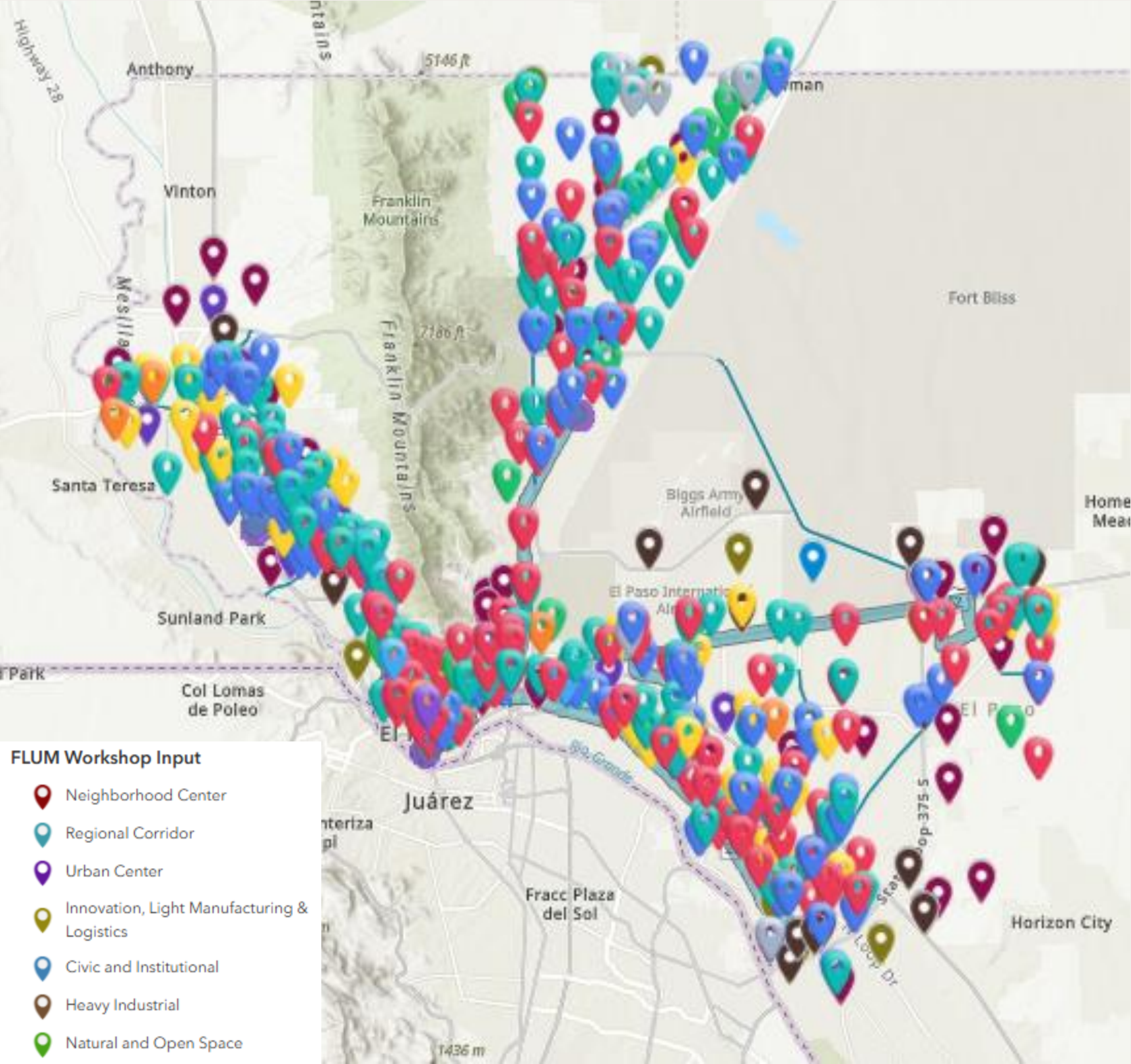
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FUTURE LAND USE

WHAT WE'VE HEARD

AUGUST & WINTER 2025-2026



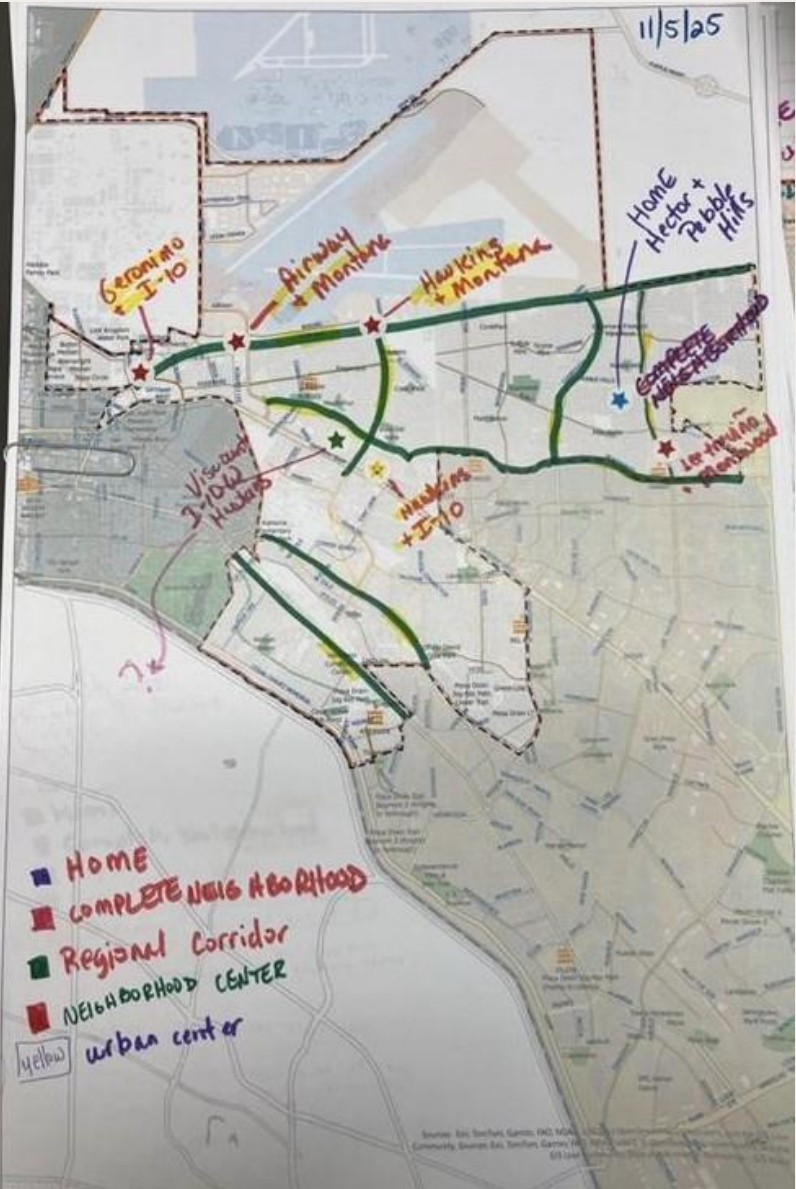
1800
data
points



Map shows locations of comments for place types from the public

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WHAT WE HEARD

1800 data points

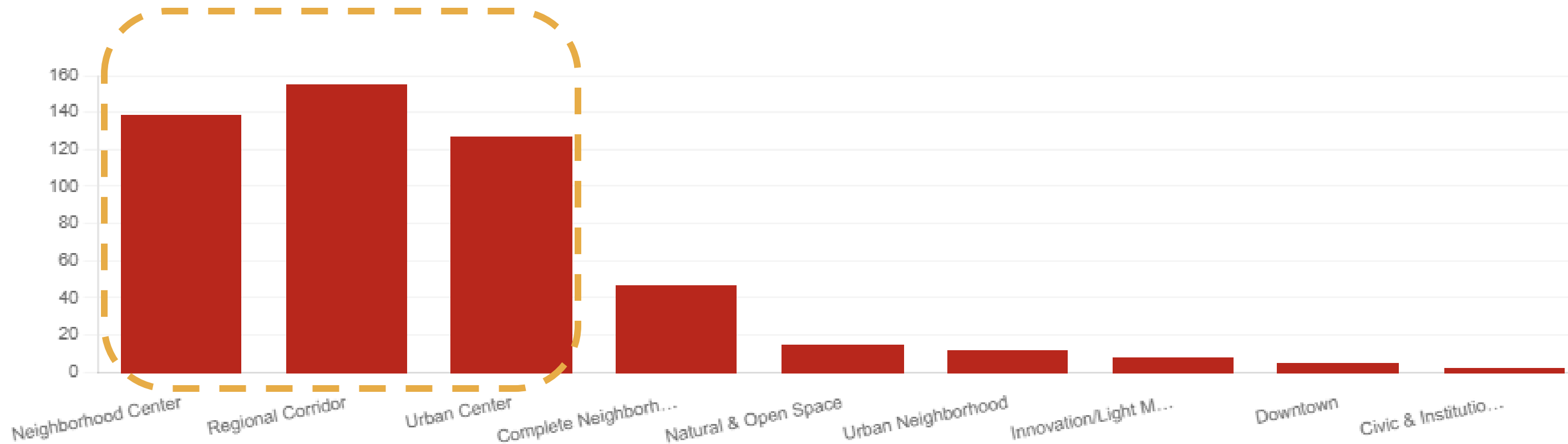
730
comments

89%
of all comments pointed to
a Center or Corridor

56%
Activity Centers

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HOW WE'RE INCORPORATING INPUT

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1

Employment Growth

In alignment with the housing strategy, assessing areas of opportunity for where our projected job growth can be absorbed.

2

Housing Strategy

Support our housing goal of 35K units by 2035 and identifying where those gradients of change can occur to support an increase in housing production within city limits.

3

Transition area support

Recurring comments on the same intersection or corridor, regardless of which center/corridor label was used, signaling readiness for commercial transition.

WHO ENGAGED



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Vision & Goals Discussions :

- El Paso Community College
- Texas Tech UHSC El Paso
- UTEP
- Chamber of Commerce
- Hispanic Chamber of Commerce
- Borderplex Alliance
- Socorro ISD
- El Paso ISD
- City of Sunland Park
- City of San Elizario
- El Paso County
- Fort Bliss
- El Paso MPO
- El Paso Water
- El Paso Electric
- Texas Gas
- Hunt Companies
- Riverbend Development
- Black Star Real Estate
- Best Real Estate Management
- All City Departments
- Eco El Paso
- Project Bravo
- Ciudad Nueva
- Frontera Land Alliance
- Community en Accion



Who engaged



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Land Use Discussions :

- Planning & Inspections
- Economic & International Development
- Capital Improvement Department
- Developer's Focus Group
- GEPAR
- MIMCO
- Integrity Asset Management
- Hunt Companies
- Thunderbird Management Consulting
- Tropicana
- HOME
- Southwest Land Development
- Franklin Mountain Investments
- El Paso County
- District Meetings
- SISD
- EPISD
- El Paso Water



OUTLOOK



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METHOD

COMMUNITY
WORKSHOPS 2024



COMMUNITY
WORKSHOPS 2025



AUGUST & WINTER
WORKSHOPS 2025–2026



OUTCOME

COMMUNITY PRIORITIES &
LAND USE UPDATES

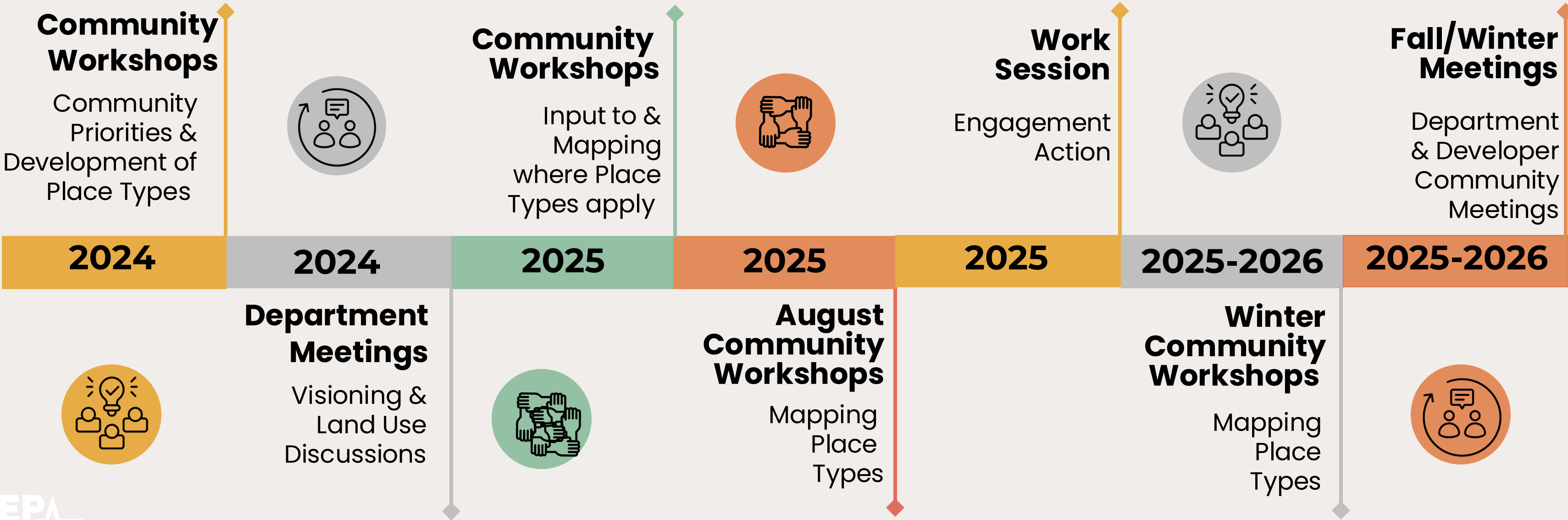
PLACE TYPE INPUT & NEIGHBORHOOD
MAPPING

MAPPING PLACE TYPES

KEY MILESTONES AND ENGAGEMENT INTENT

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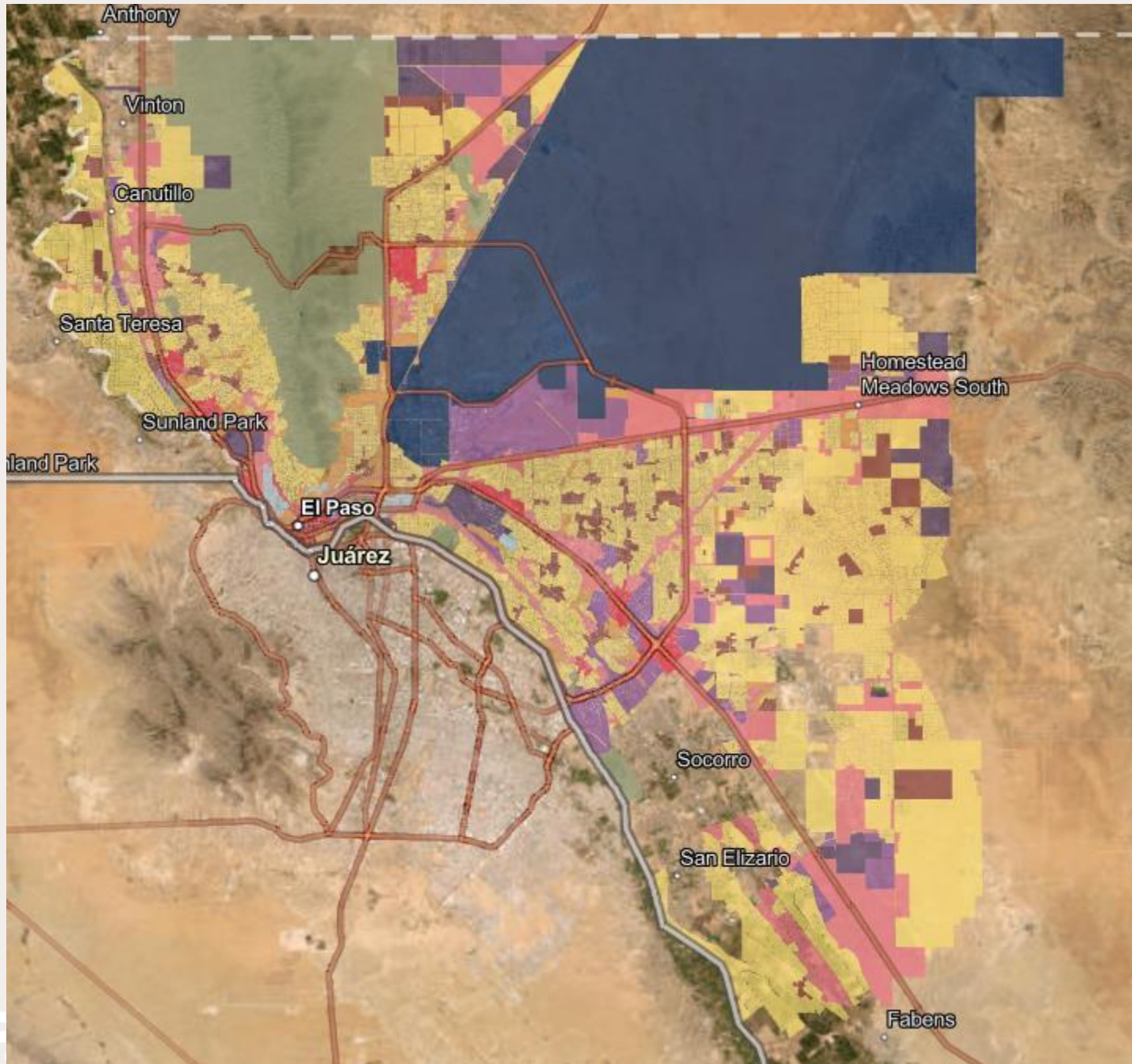


Future Land Use Map

Land Use Plan

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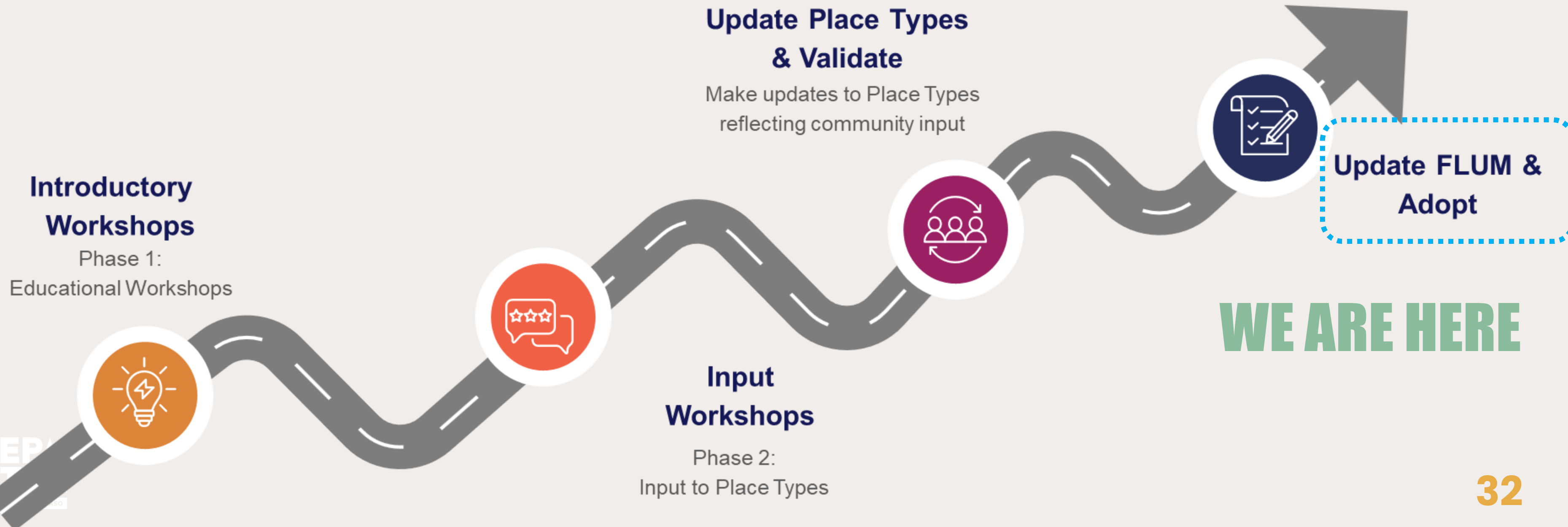


2026
ENVISION
EL PASO

ENGAGEMENT TIMELINE

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PROJECT PROCESS

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Reach out to us at
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