ITEM 29 and 30

3550 Rich Beem

Rezoning and Special Permit

PZRZ25-00009

PZST25-00004

Strategic Goal 3.

Promote the Visual Image of El Paso

PZRZ25-00009 & PZST25-00004

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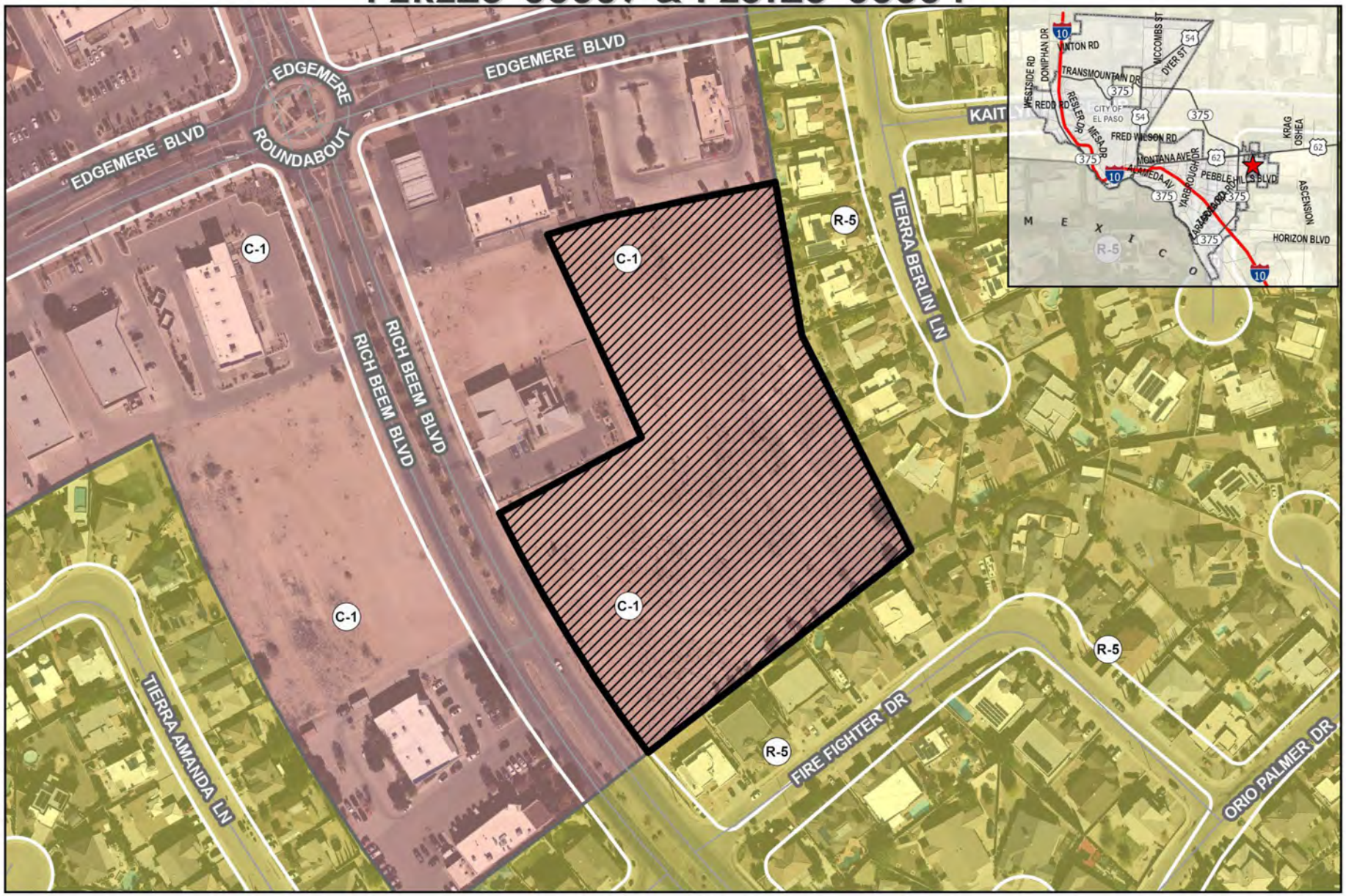
N W E S

0 40 80 160 240 320 Feet

THE CITY OF EL PASO TEXAS

Aerial

PZRZ25-00009 & PZST25-00004



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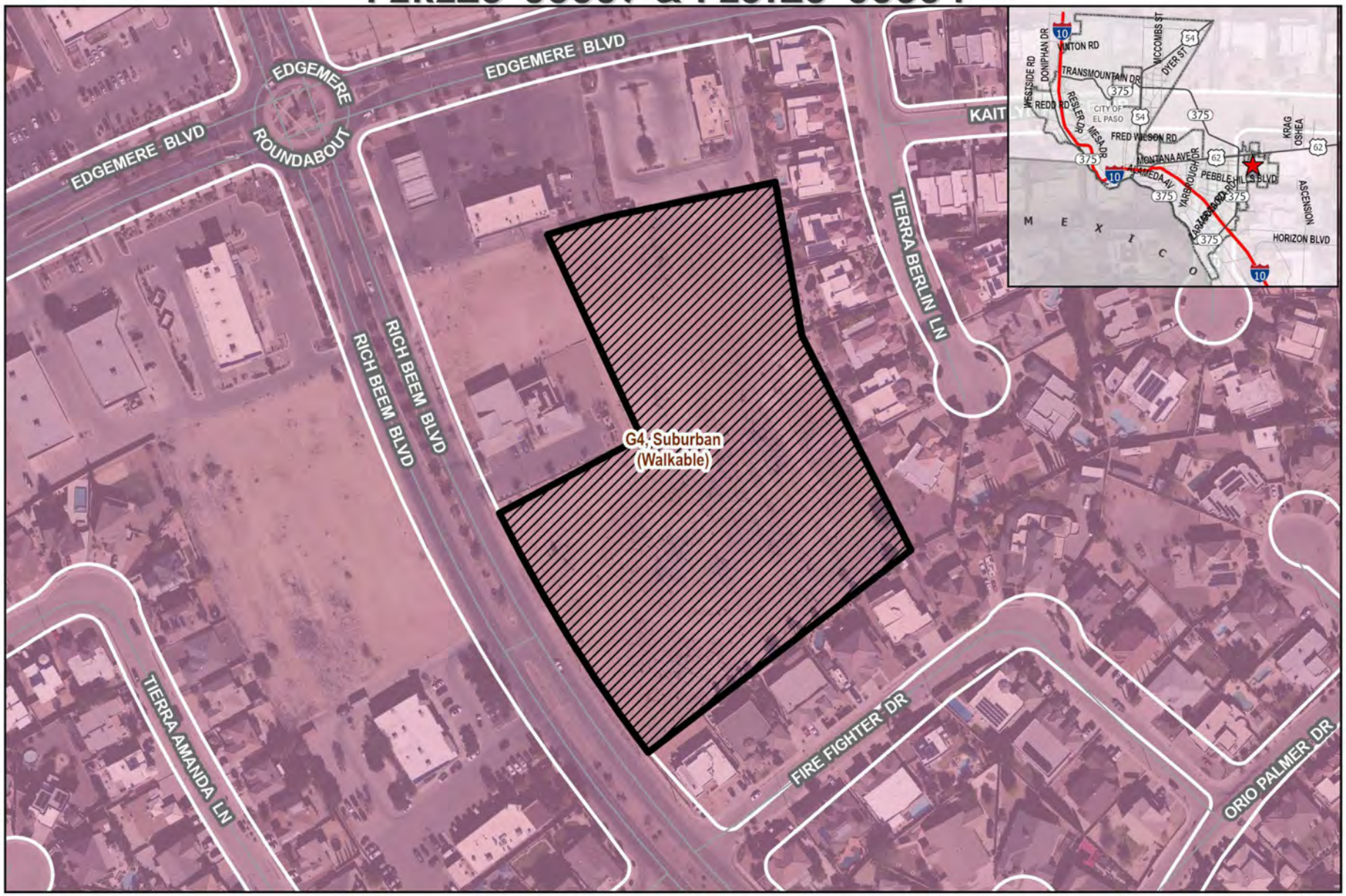
N W E S

Subject Property

0 40 80 160 240 320 Feet

Existing Zoning

PZRZ25-00009 & PZST25-00004



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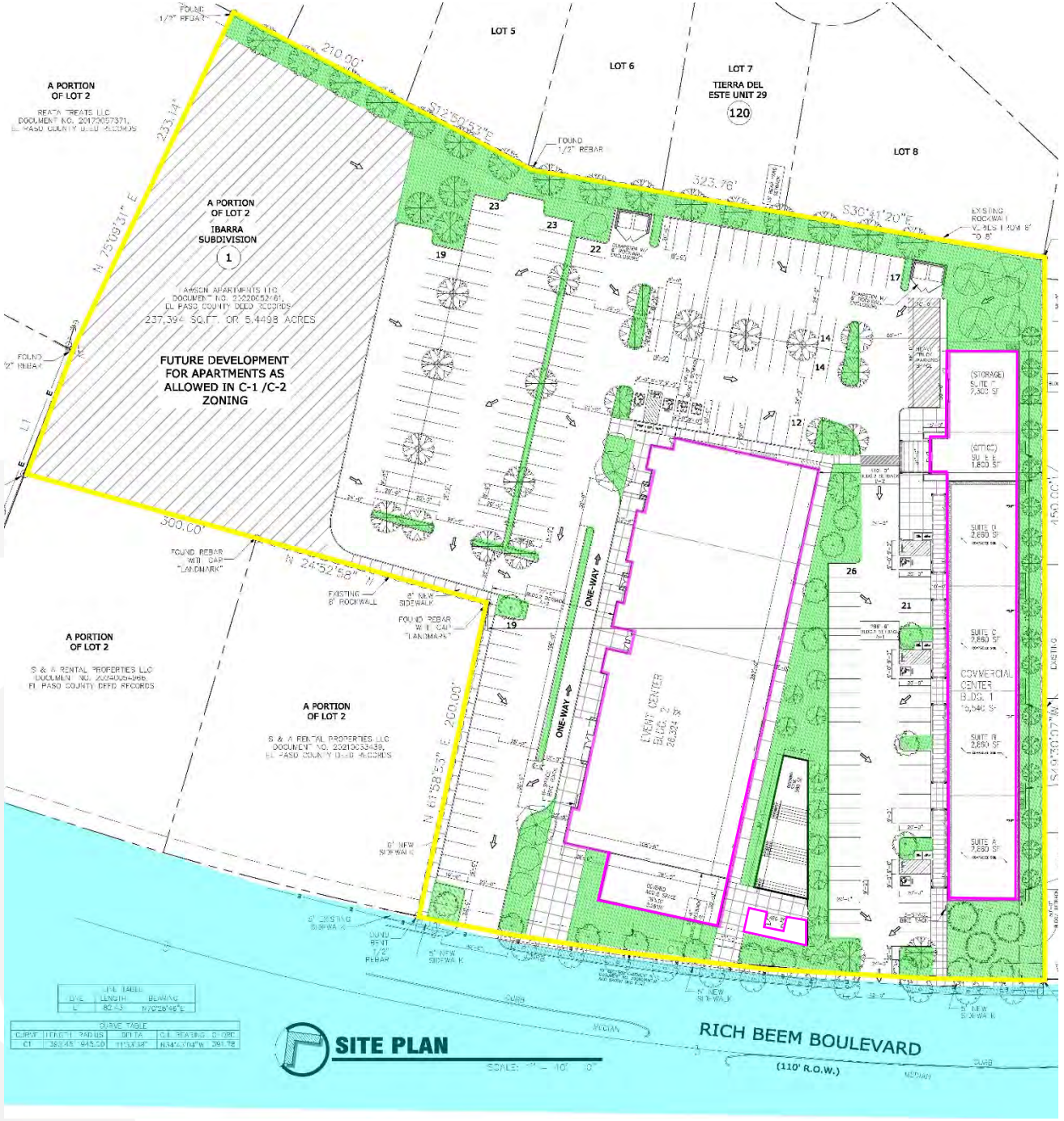
N W E S

Subject Property

0 40 80 160 240 320 Feet

Future Land Use Map

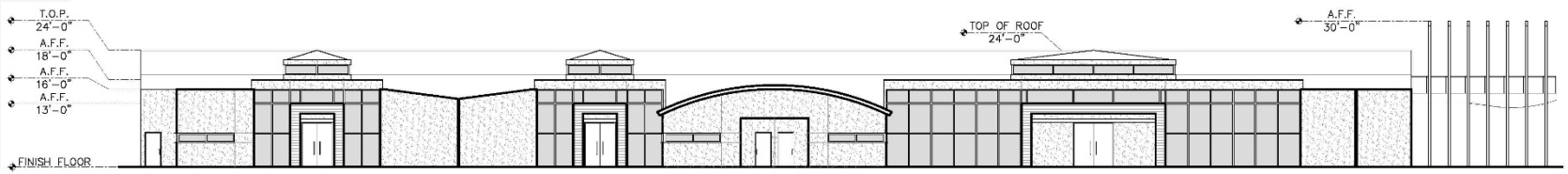
G-4, Suburban (Walkable): This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.



Detailed Site Plan

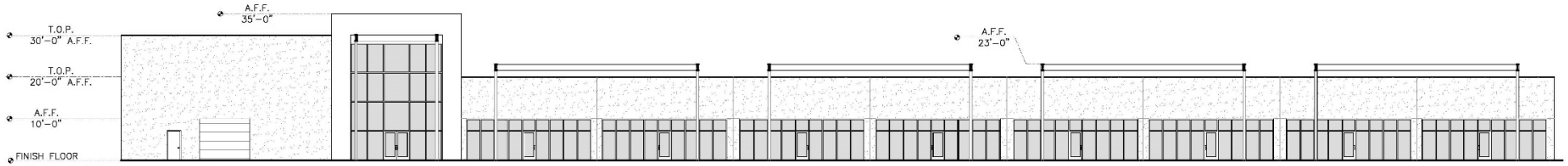
Elevations

Max Height: 30’



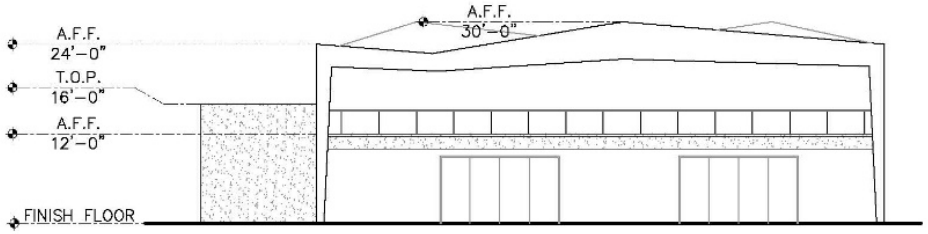
(NORTH) EVENT CENTER FRONT ELEVATION

SCALE: 1/16" = 1' – 0"



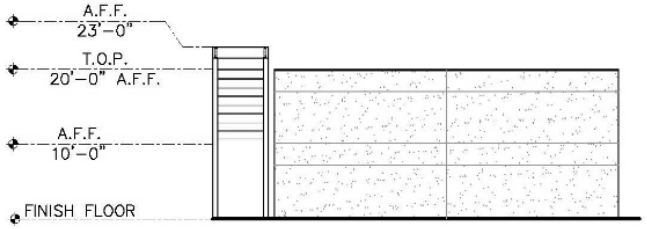
(NORTH) COMMERCIAL CENTER FRONT ELEVATION

SCALE: 1/16" = 1' – 0"



(WEST) EVENT CENTER STREET VIEW ELEVATION

SCALE: 1/16" = 1' – 0"



(WEST) COMMERCIAL CENTER STREET VIEW ELEVATION

SCALE: 1/16" = 1' – 0"

PZRZ25-00009 & PZST25-00004

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N W E S

Subject Property

0 30 60 120 180 240 Feet

THE CITY OF EL PASO TEXAS

Detailed Site Plan

Subject Property

Surrounding Development

N

W

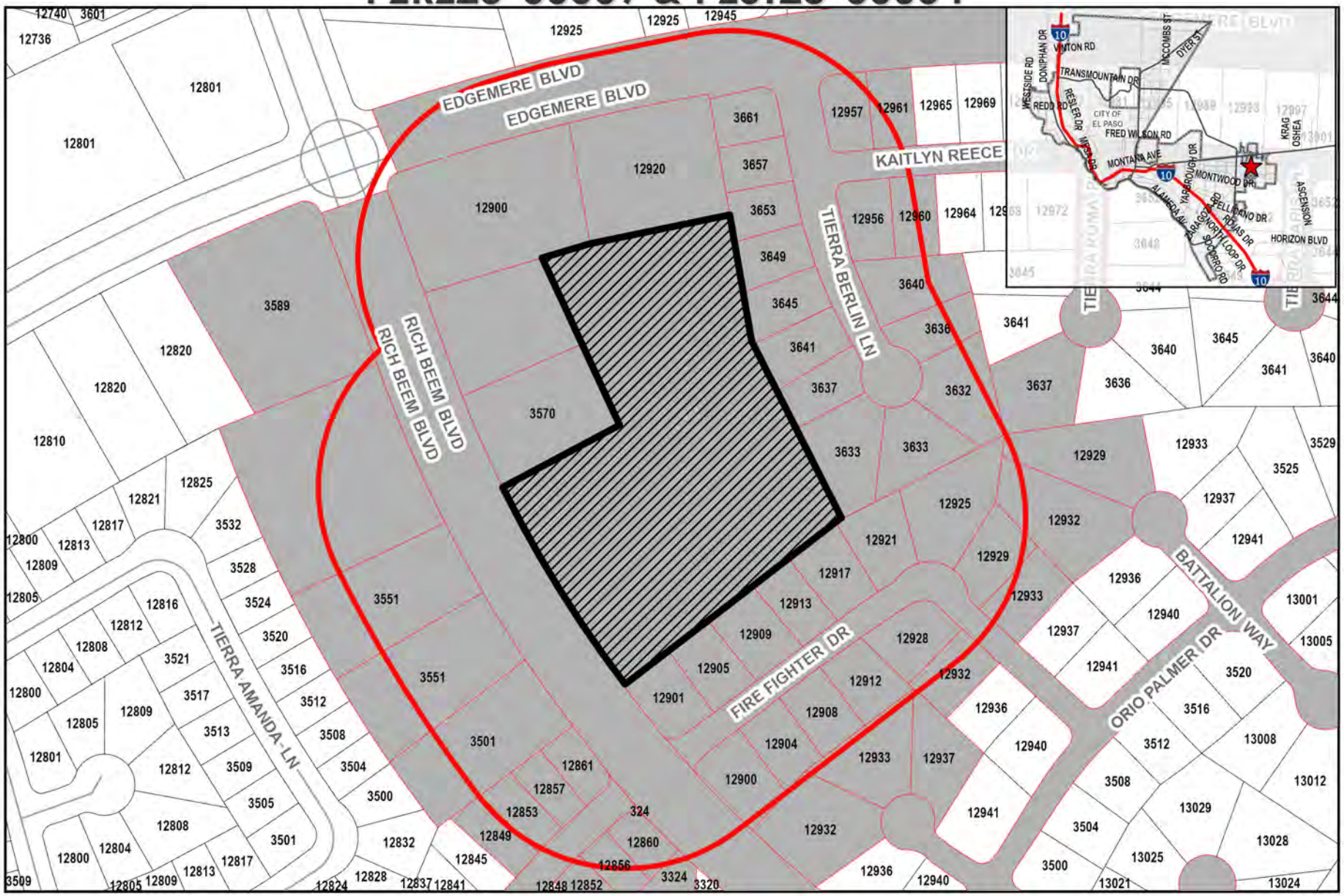
S

E

Public Input

- The applicant notified the Las Tierras Neighborhood Association of the request.
- Notices were mailed to property owners within 300 feet on August 14, 2025.
- The Planning Division has received one (1) phone call in opposition.

PZRZ25-00009 & PZST25-00004



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Notice Map

50 Notices Sent
61 Properties

Recommendation

Staff and CPC (8-0) recommend **approval with conditions** of the rezoning request. The conditions are as follows:

1. *That a fifteen-foot (15') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion.*
2. *That a Detailed Site Development Plan shall be reviewed and approved as per El Paso City Code prior to issuance of any certificates of occupancy or certificates of completion.*

Recommendation

3. *That a minimum 500-foot distance between property lines be required between any establishments meeting both of the following criteria:*
   a. *Establishment deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption; and*
   b. *Providing outdoor amplified sounds.*
4. *That the following uses be prohibited on the property:*
   - *Office warehouse*
   - *Contractor's yard*
   - *Funeral home*
   - *Crematorium*
   - *Mortuary*

Recommendation

Staff and CPC (8-0) recommended a**pproval** of the Special Permit and Detailed Site Development Plan request.

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