



ITEM 8

South of Artcraft Rezoning

PZRZ25-00008

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ25-00008



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.



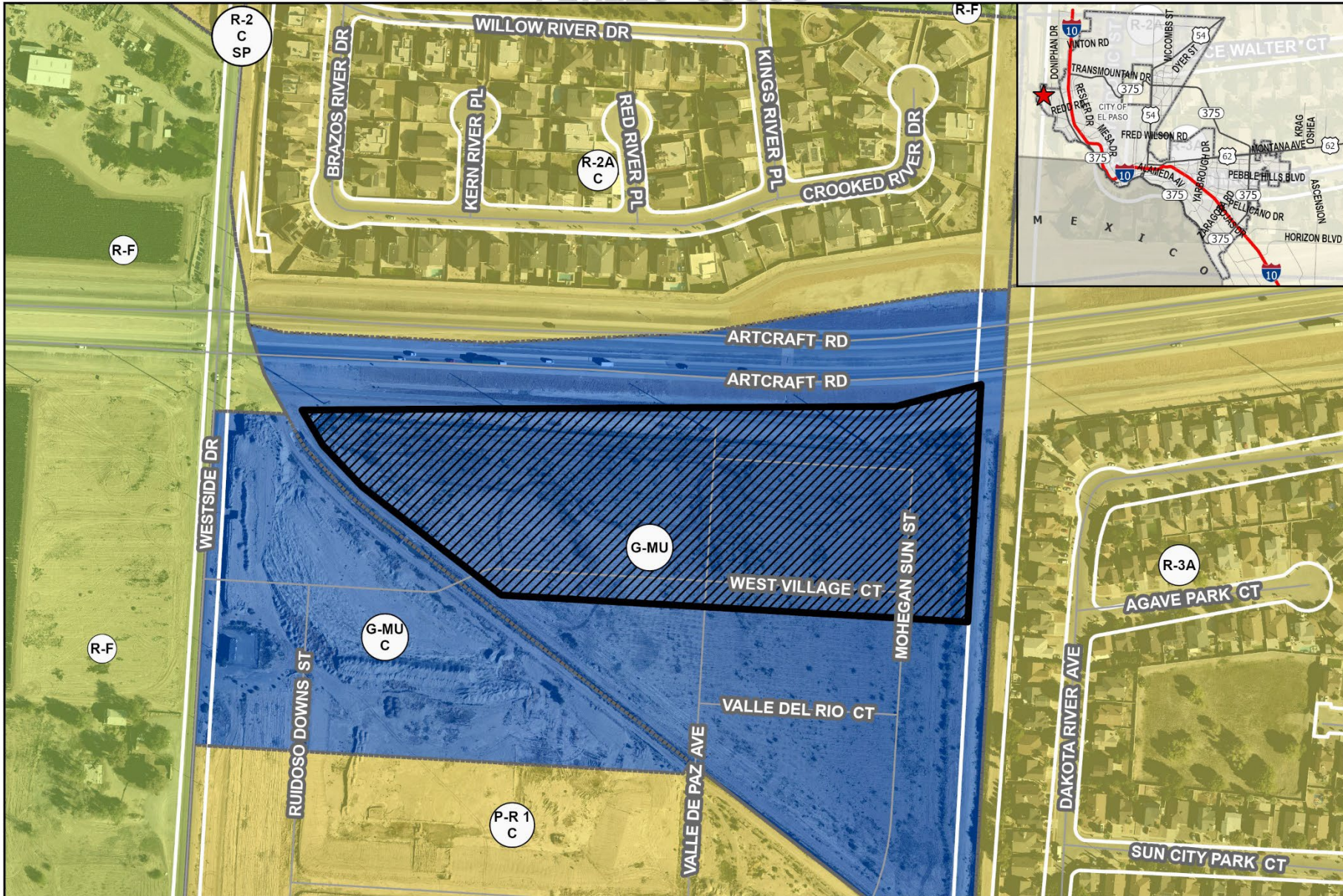
 Subject Property

0 65 130 260 390 520
Feet



2

PZRZ25-00008



Existing Zoning

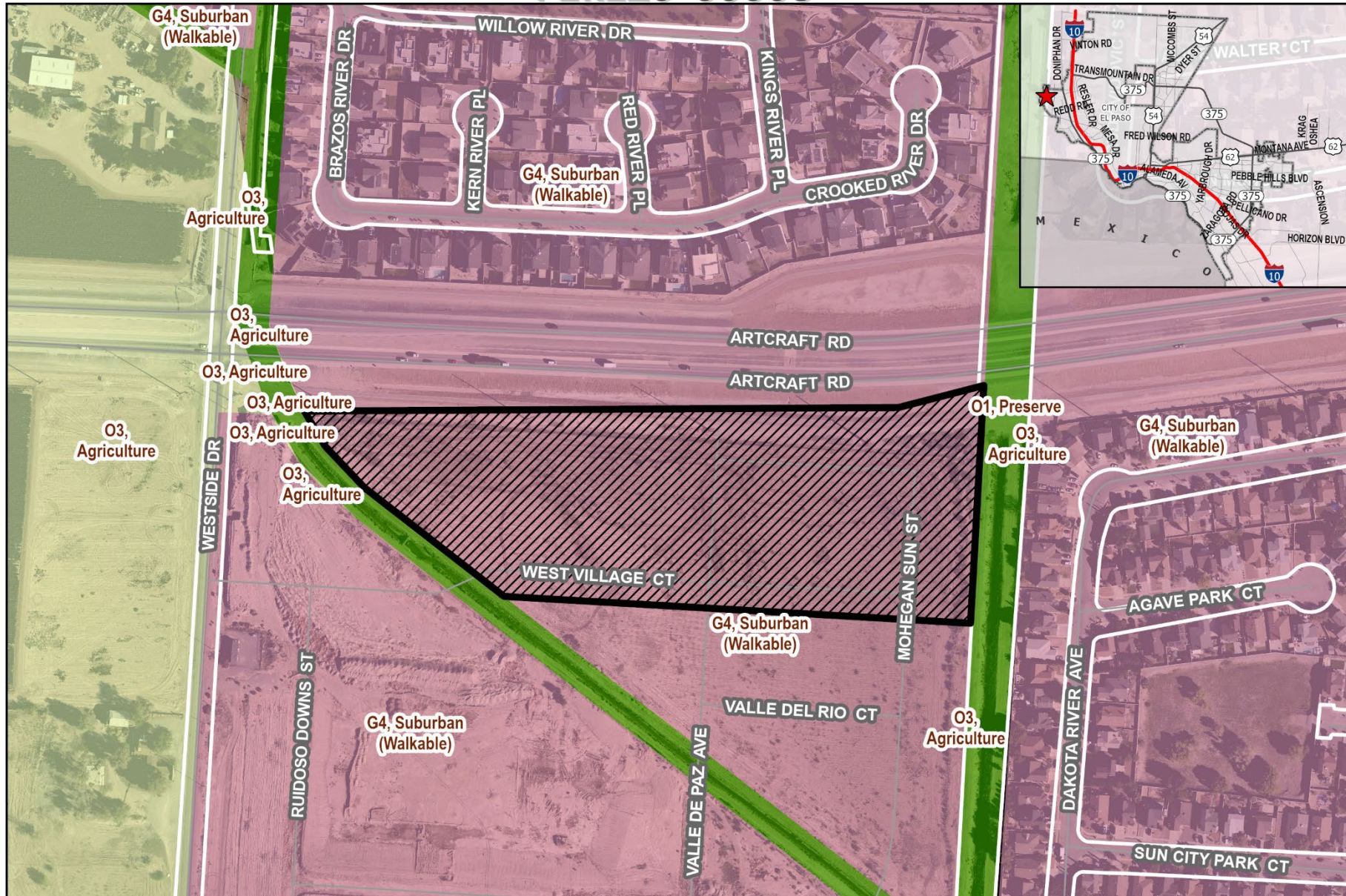
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 Subject Property

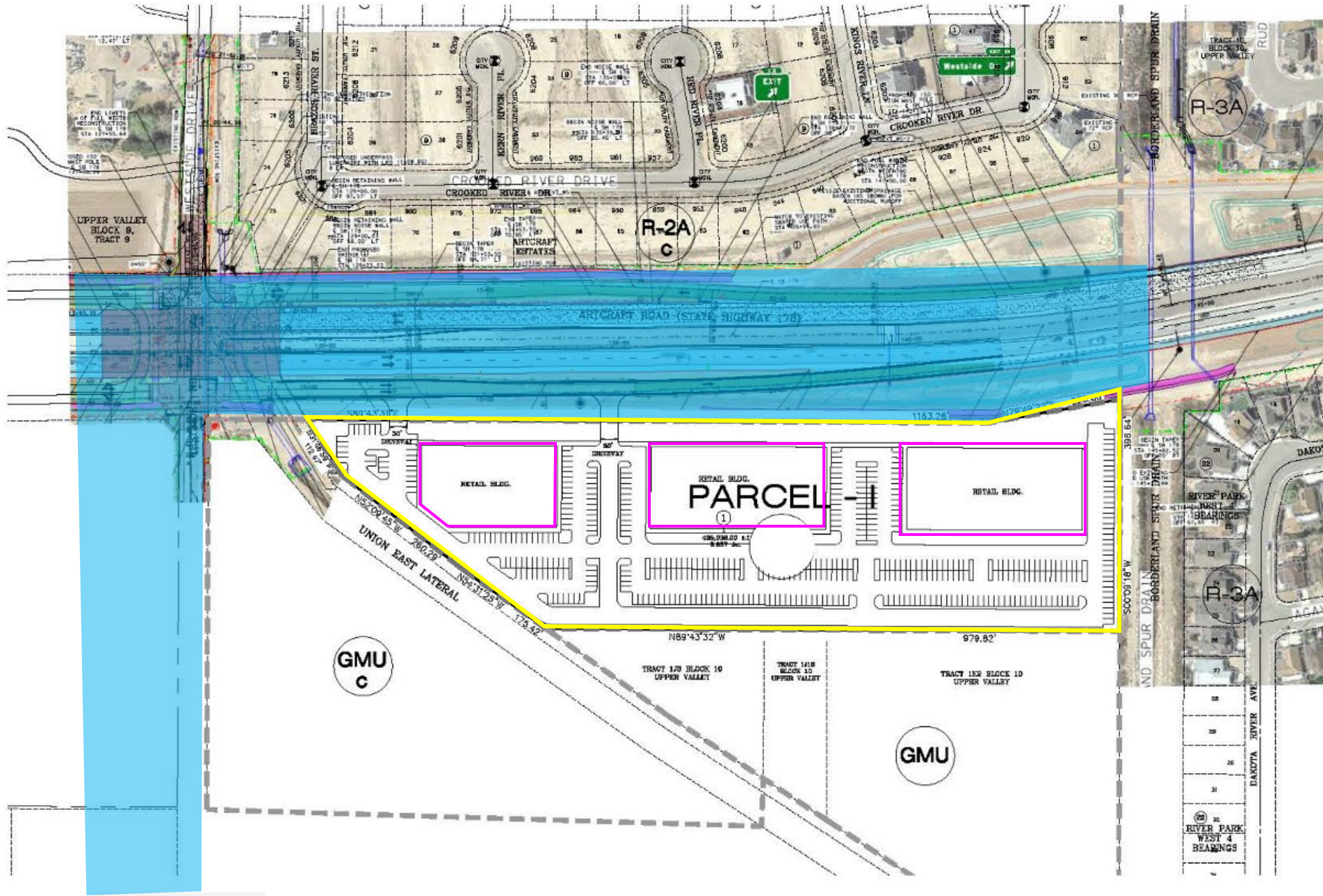
0 65 130 260 390 520
Feet





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.



Conceptual Plan

Subject Property



Surrounding Development



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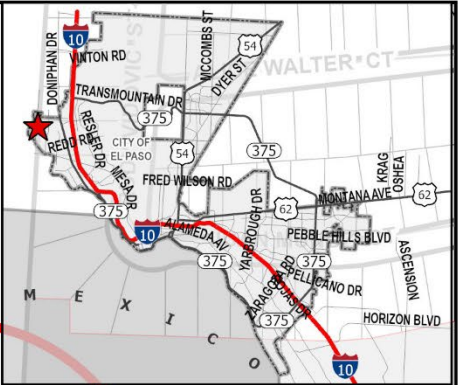
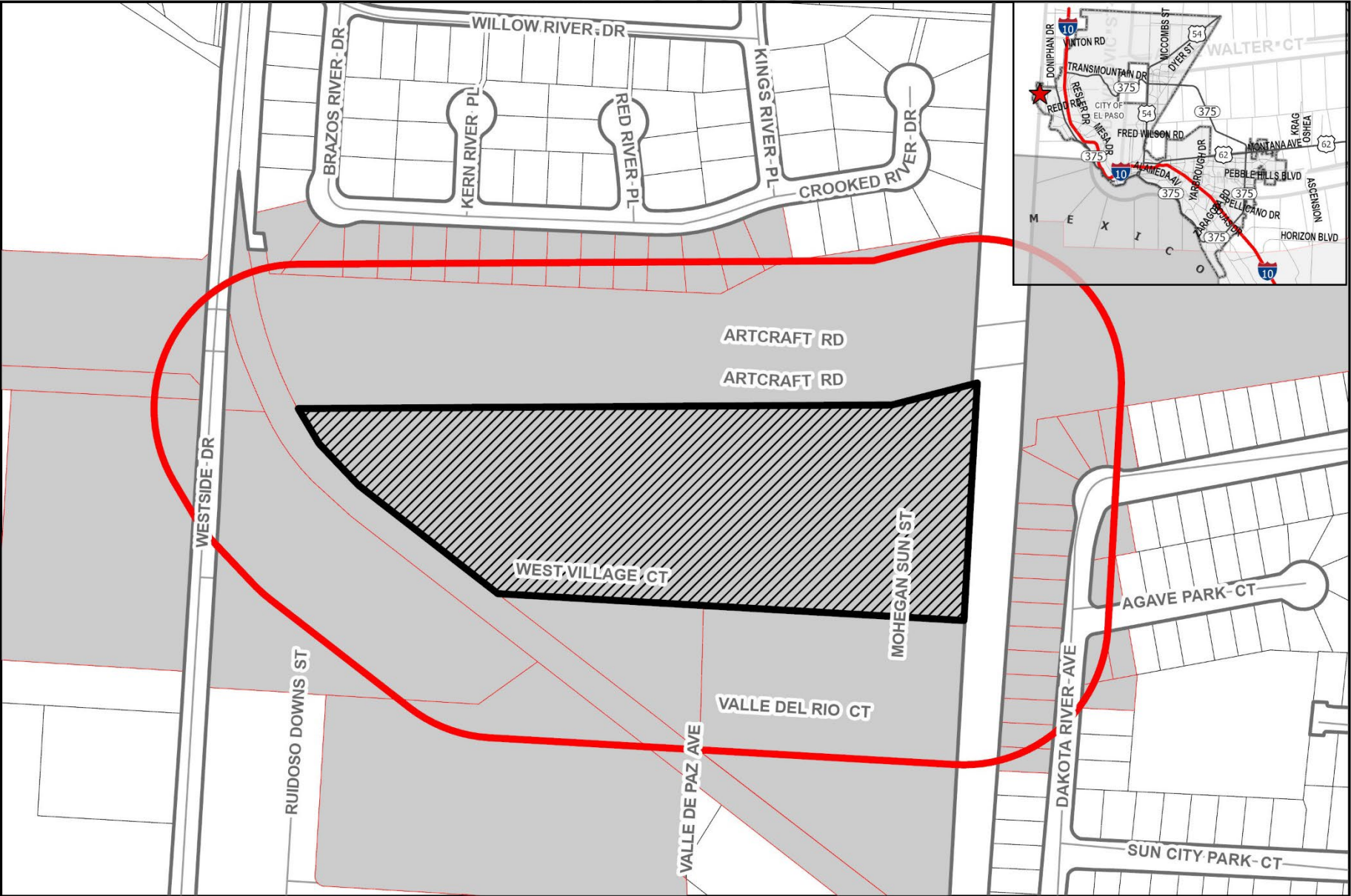


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Public Input

- The applicant notified the Upper Valley Neighborhood Association of the request.
- Notices were mailed to property owners within 300 feet on August 1, 2025.
- The Planning Division has not received any communications in support or opposition to the request.





Notice Map

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



Recommendation

Staff and CPC recommends **Approval with Conditions** (5-0).

- 1. That access to Westside Drive shall be provided to the subject property and that access shall continue and be provided to the adjacent property to the south to avoid landlocking such property.*
- 2. 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.*



Recommendation

3. *That a minimum 500-foot distance 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 sound.*
4. *That no office warehouse uses shall be permitted.*





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