



ITEM 28

# 210 Lee Rezoning

PZRZ25-00020

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZRZ25-00020



## Aerial

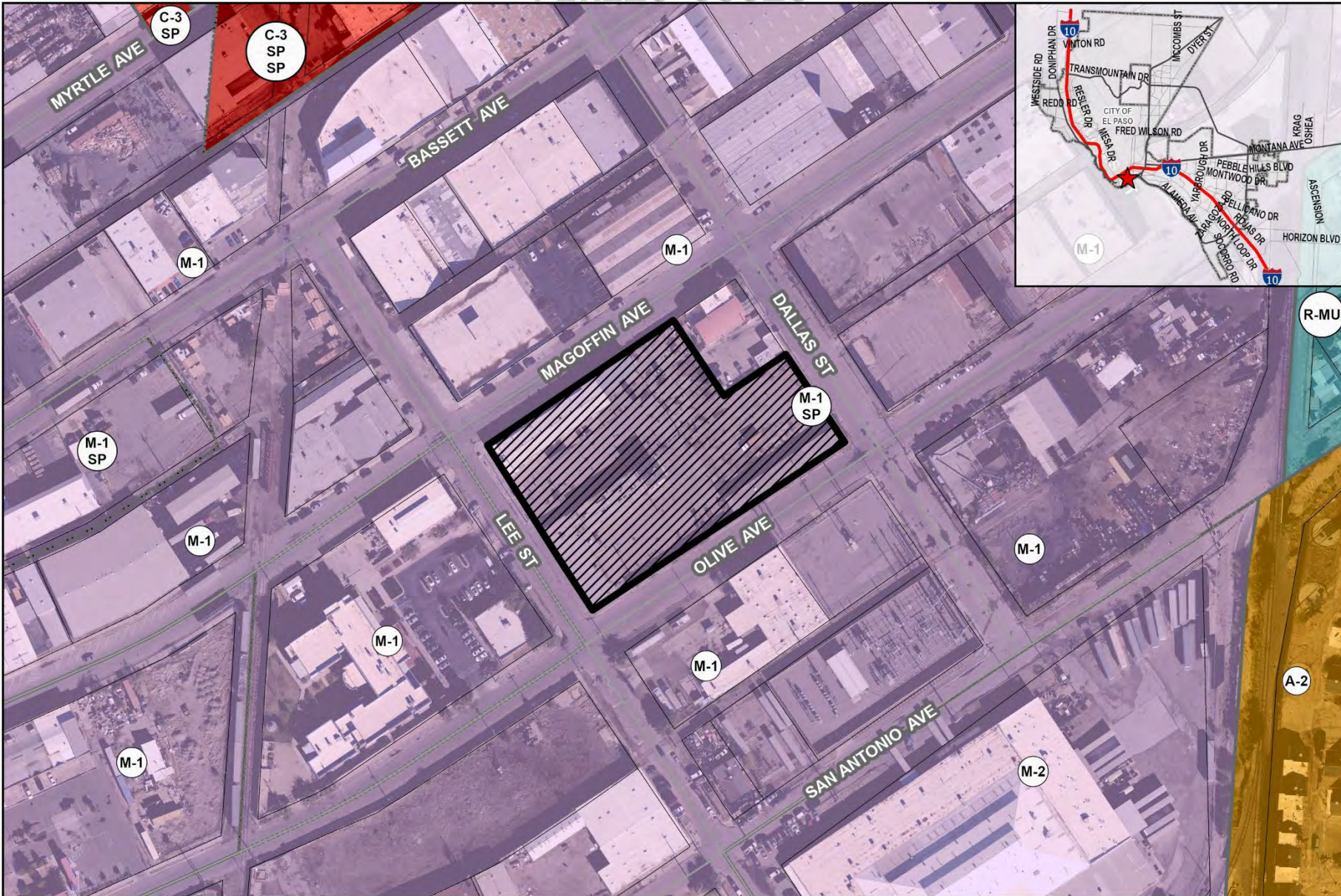
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property



# PZRZ25-00020



## Existing Zoning

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 Subject Property





# Future Land Use Map

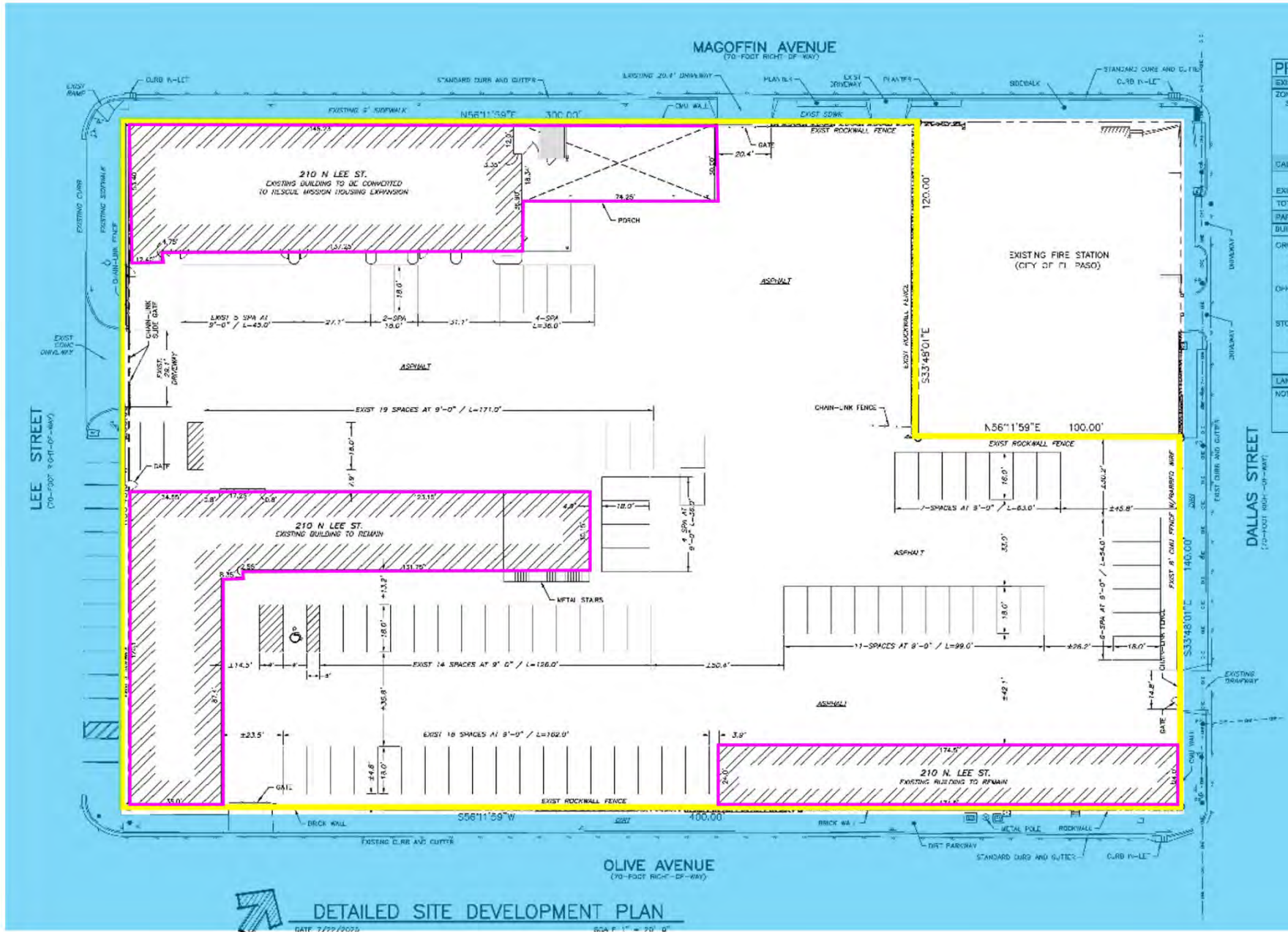
**G-7, Industrial and/or Railyards:** When an industrial use becomes obsolete, there can be potential for mixed-use development of the site. This sector also includes existing railyards which could be redeveloped as mixed-use communities if the rail yards were moved out of town.

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Subject Property





**DETAILED SITE DEVELOPMENT PLAN**  
DATE: 7/22/2025 SCALE: 1" = 20'-0"

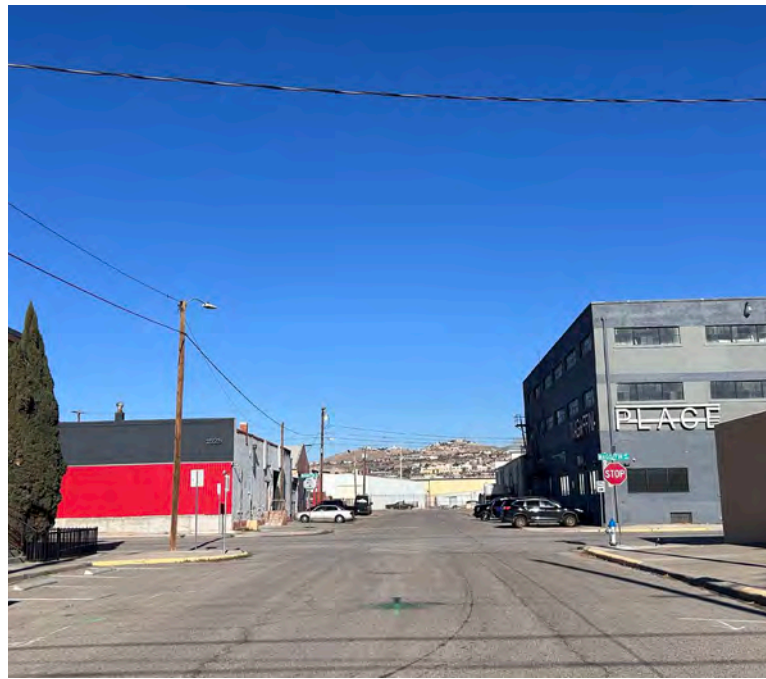
# Conceptual Plan

# Subject Property



N

# Surrounding Development



W

S

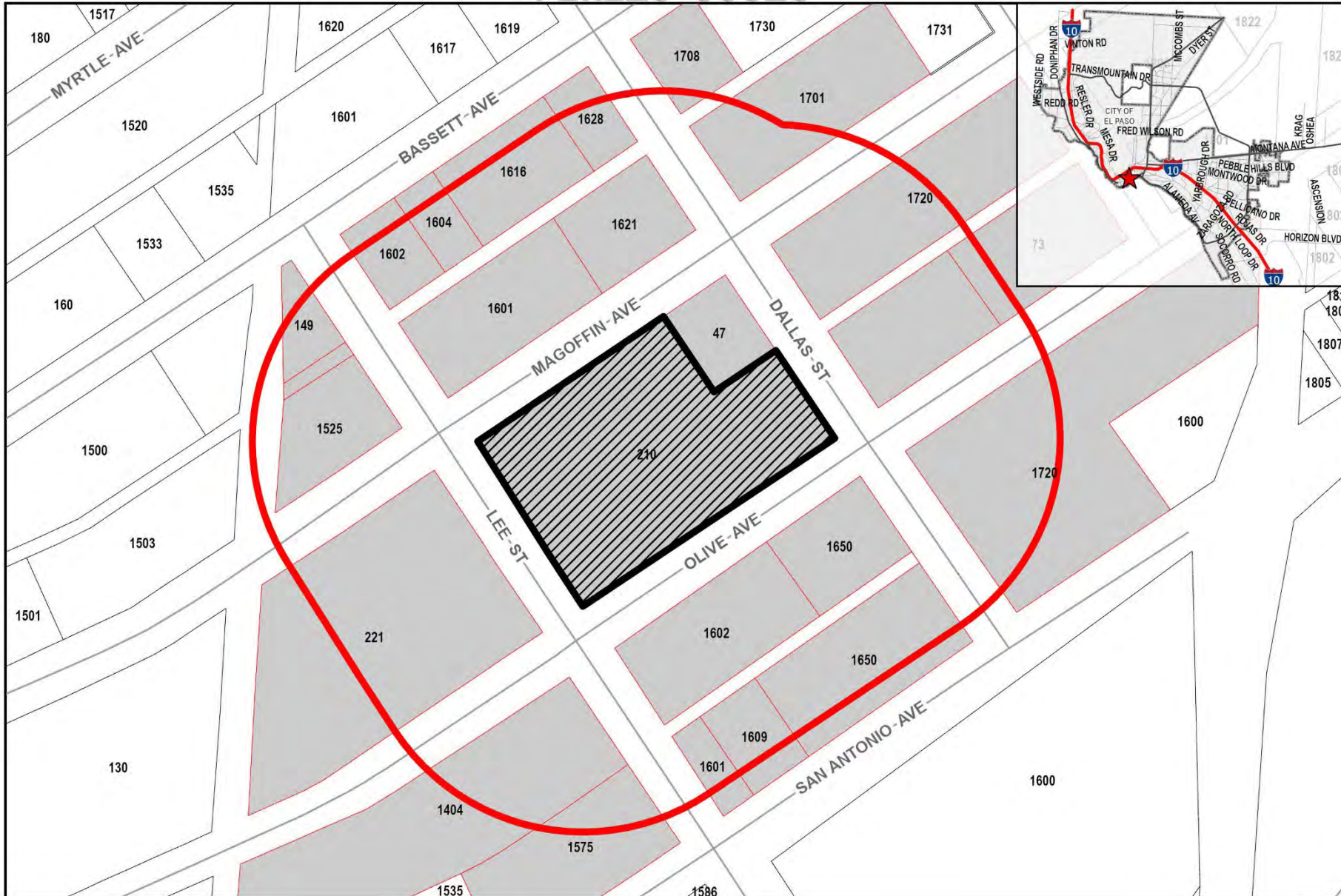


# Public Input

- The applicant notified the El Paso Central Business Association, Familias Unidas de Chamizal, the Sunrise Civic Group and the Magoffin Historical Neighborhood associations of the request.
- Notices were mailed to property owners within 300 feet on January 30, 2026.
- The Planning Division has received one (1) letter via email and three (3) in-person comments at the City Plan Commission in opposition, as well as two (2) phone calls of inquiry.



# PZRZ25-00020



Notice Map  
 21 Notices  
 21 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





## Recommendation

- Staff and CPC (4-3) recommend **Approval** of the rezoning 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

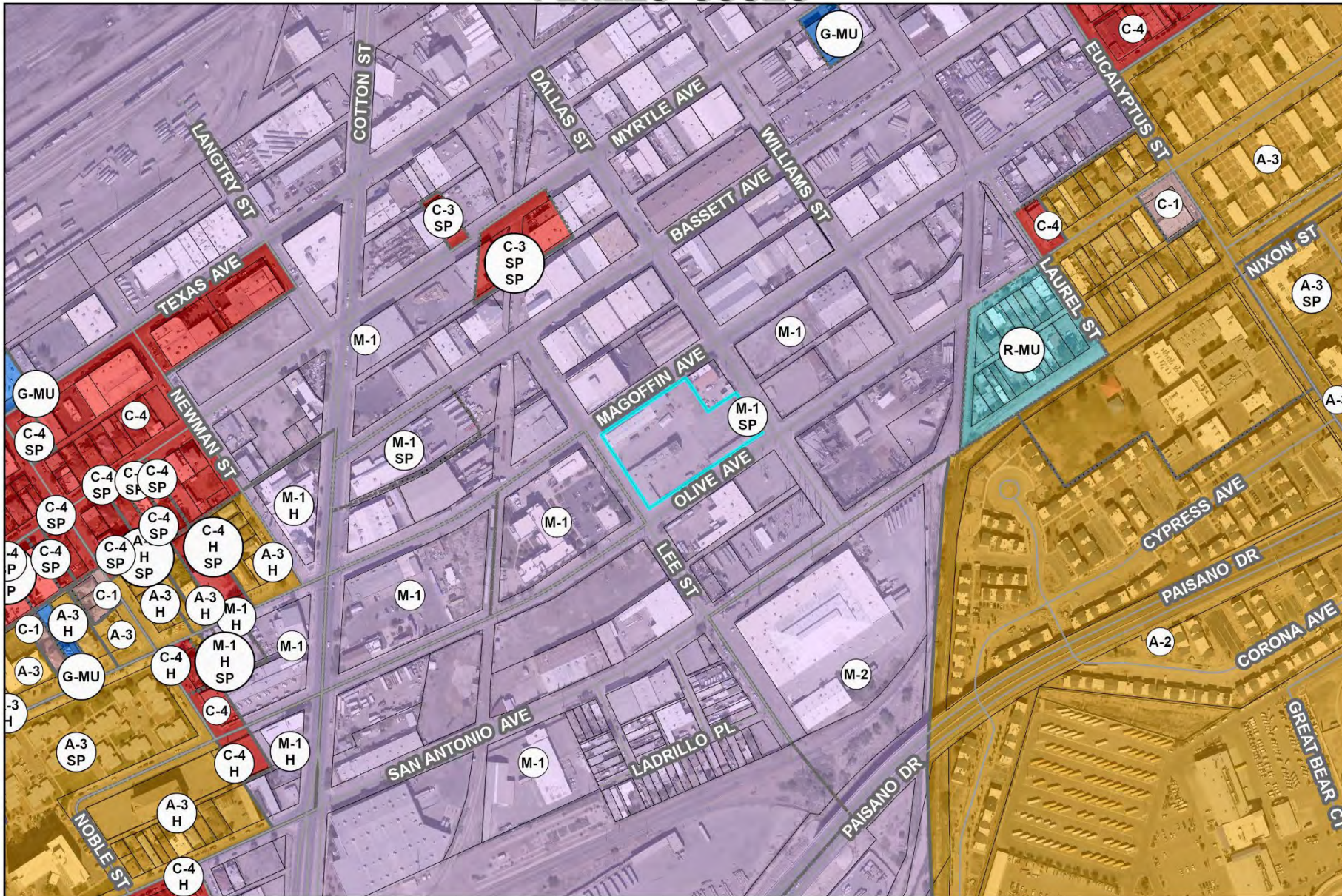


## Values

Integrity, Respect, Excellence, Accountability, People



# PZRZ25-00020



## Existing Zoning (Zoomed Out)

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