



## ITEMS 48 to 53

### Inglewood West of North Loop

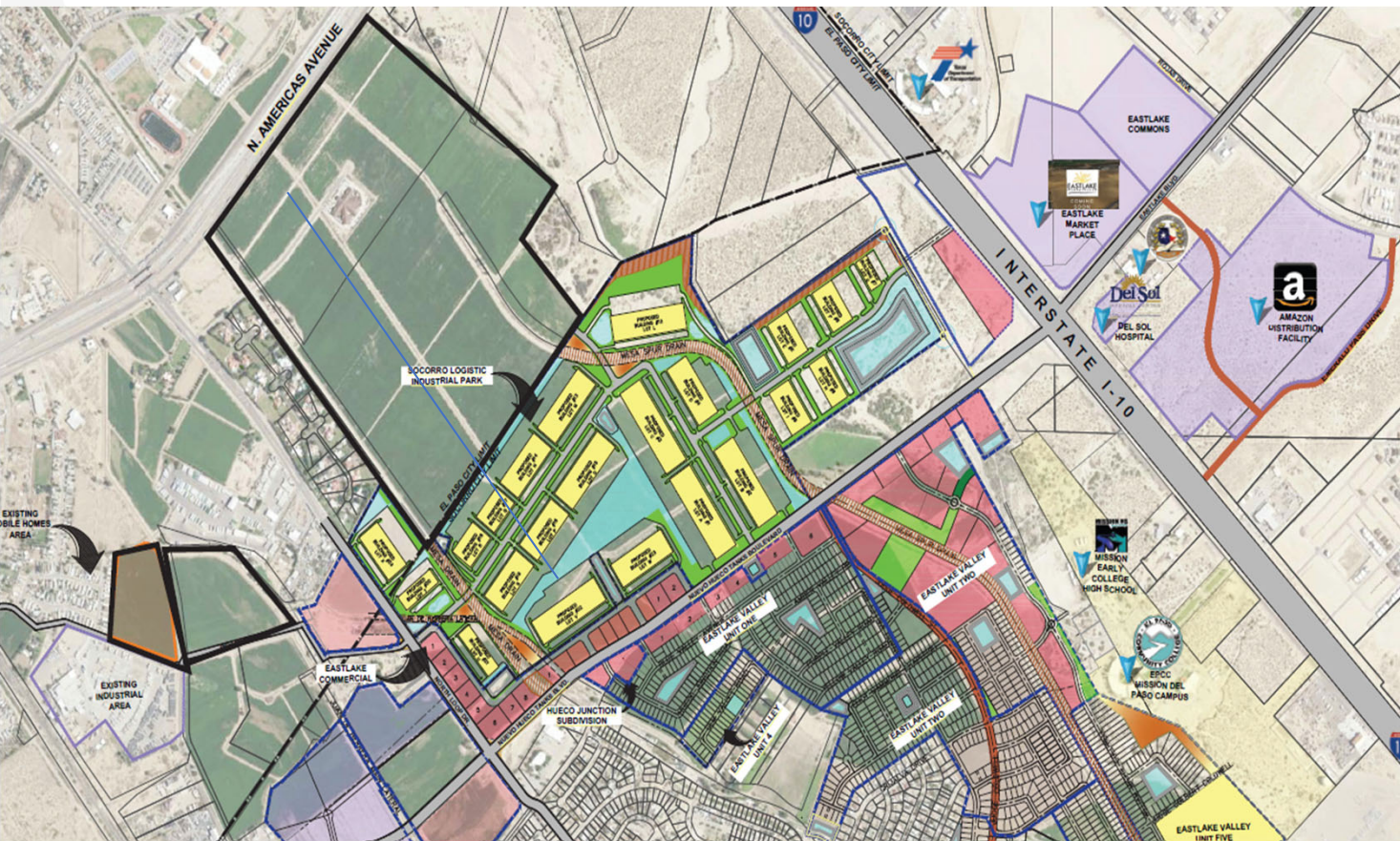
- Future Land Use Map Amendment (2)
- Rezoning (2)
- Condition Release/Amendment (2)

PLCP24-00004, PLCP24-00005, PZRZ24-00004,  
PZRZ24-00023, PZCR24-00002, PZCR24-00003

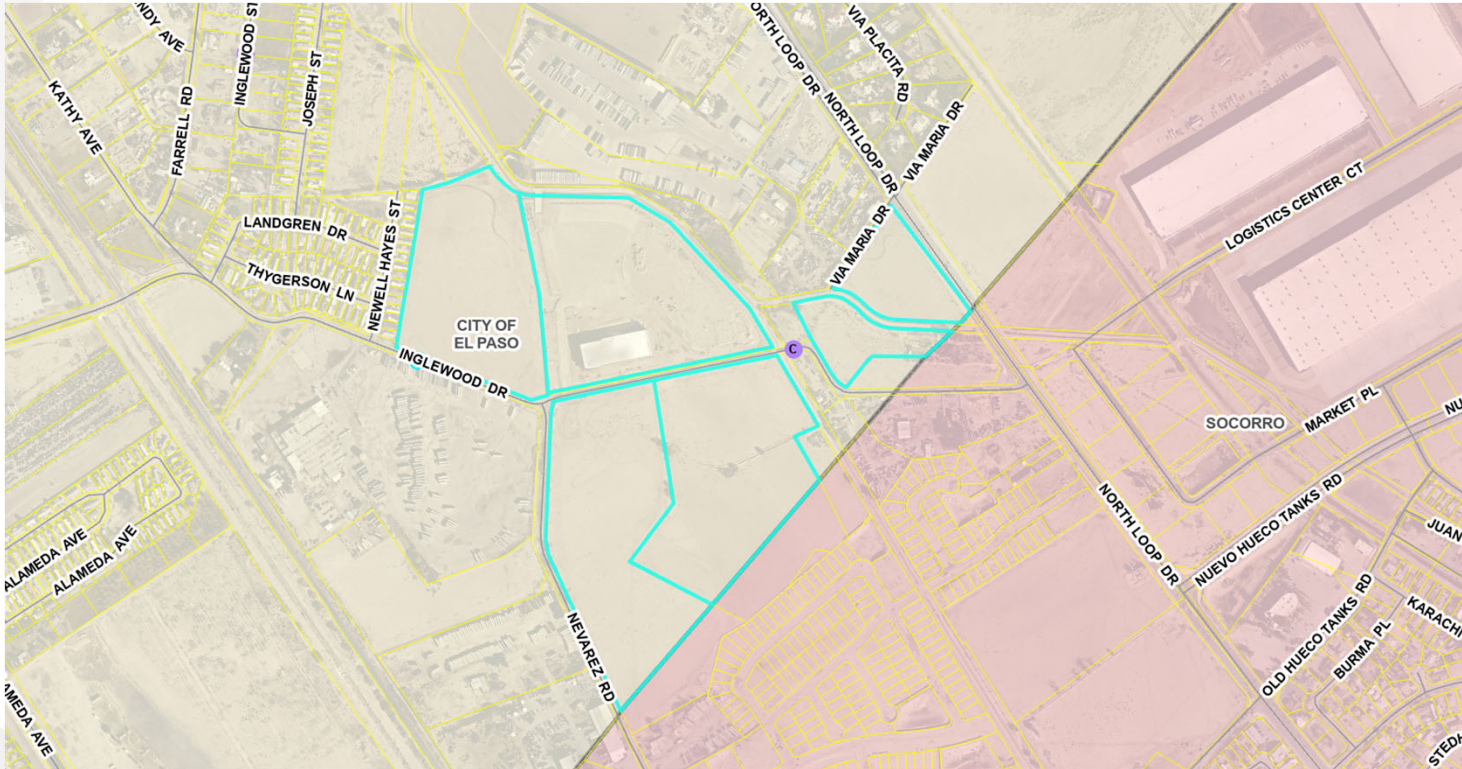
#### Strategic Goal 3.

Promote the Visual Image of  
El Paso

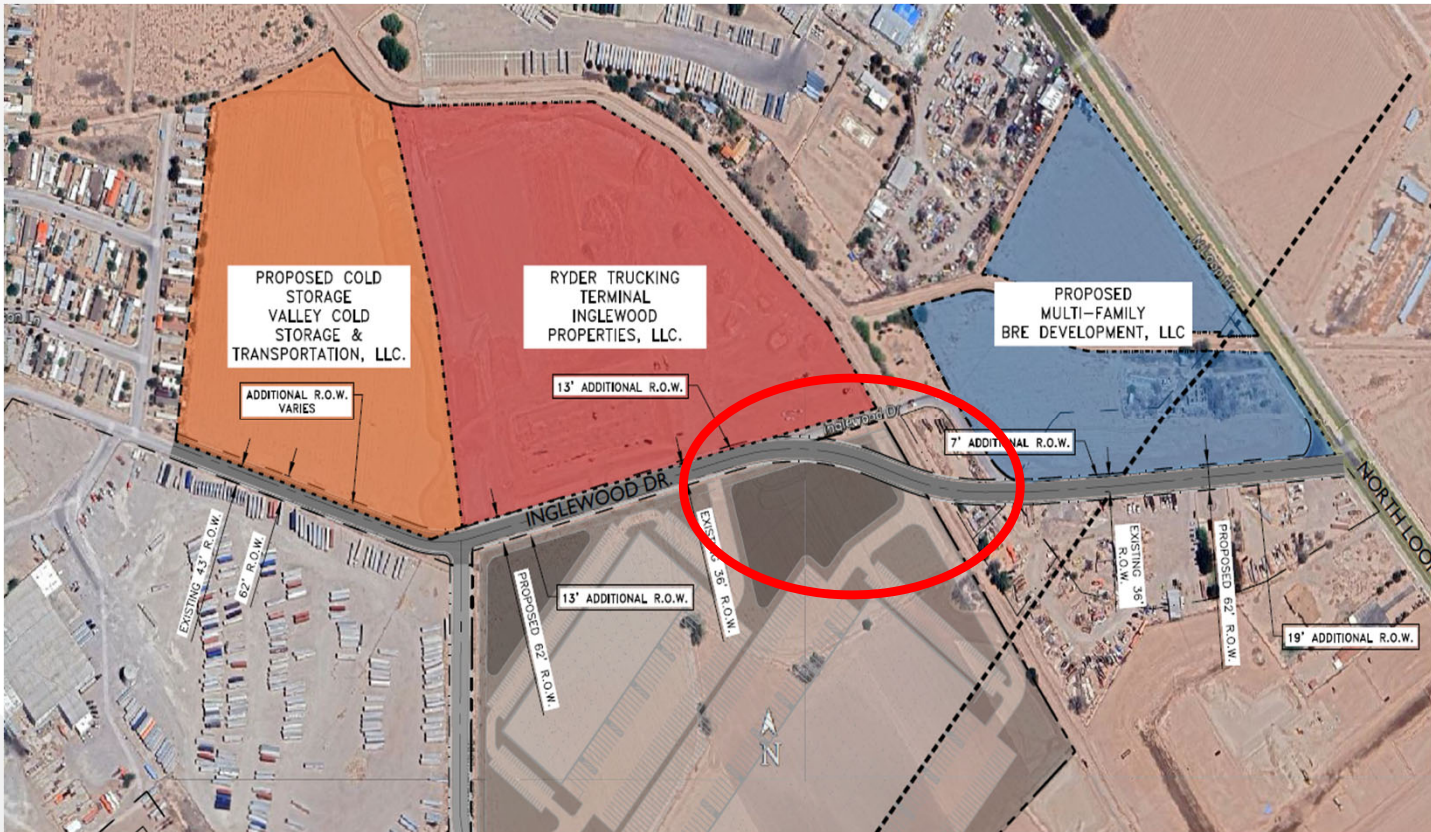




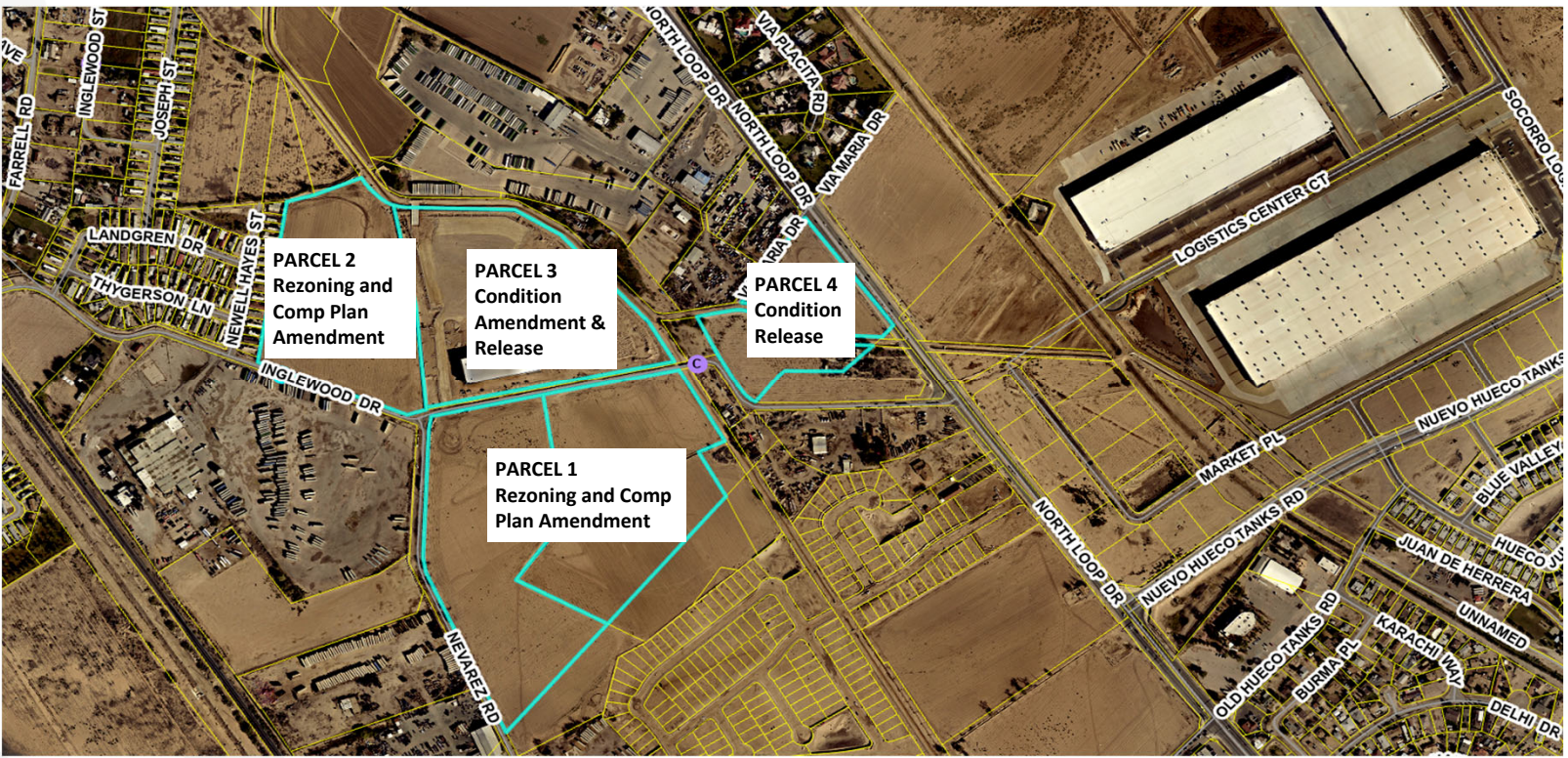
# Background



## City Limits

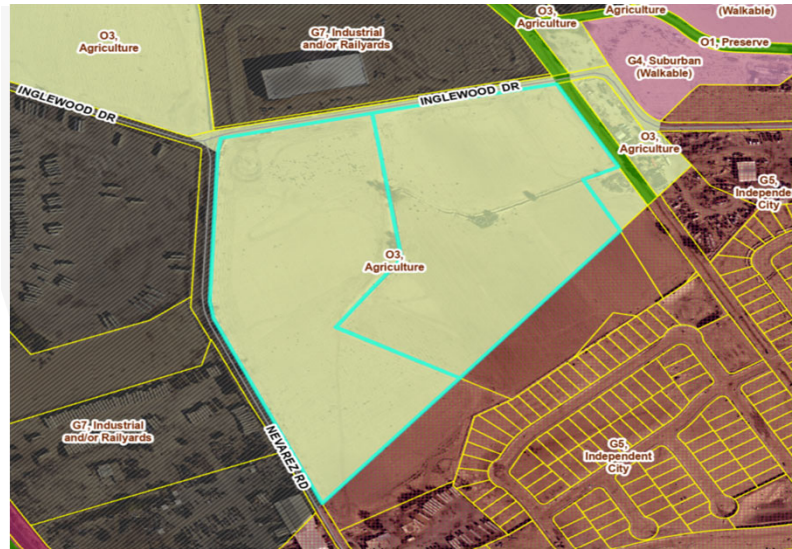


# Exhibit B

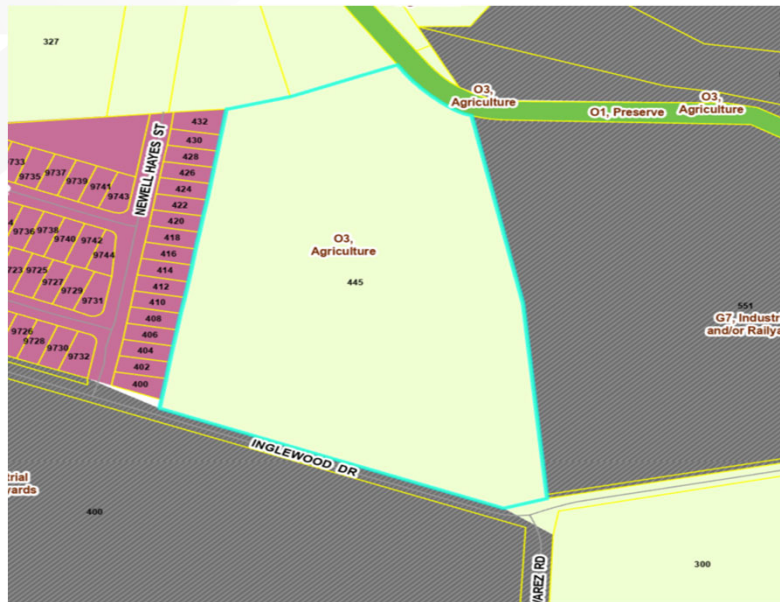


# Comprehensive Plan Amendment

Parcel 1



Parcel 2



## CURRENT O-3 Agriculture

Open space sector: Active farmland in the Rio Grande Valley.

## PROPOSED G-7 – Industrial

Industrial parks, large free-standing industrial uses, subject properties have not been active farmland for a long period of time.

# Rezoning



Parcel 2



**Current Zoning:  
R-F (Ranch-Farm)**

**Request to rezone to  
C-4 (Commercial)**

**Proposed Use:  
Distribution/Logistics  
Warehouse**

# Condition Release/Amendment Parcel 3



Current conditions:

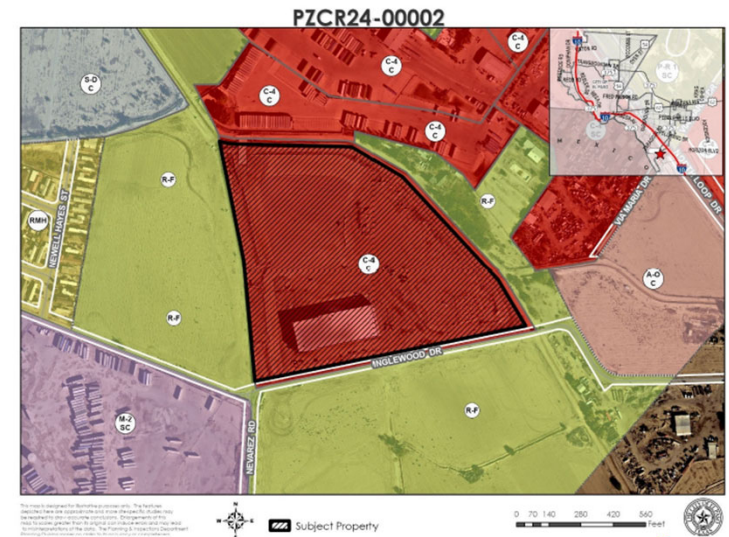
- 1. Access for semi-trailer trucks and cabs shall be prohibited to and from Inglewood Drive.*
- 2. That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment 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.*
- 3. The Juan De Herrera Lateral crossing shall be constructed prior to issuance of any building permits.*
- 4. That a Detailed Site Development Plan be submitted and approved as per Section 20.04.150 of the El Paso City Code prior to the issuance of any building permits.*

The applicant is proposing to **amend condition No. 1** as follows:

- 1. That Inglewood be built to compliance with the city's adopted street design manual prior to heavy trucks having ingress/egress to Inglewood drive.*

The applicant is also requesting to **release conditions No. 3 and No. 4** in their entirety because the conditions have been satisfied.

**Condition no. 2 shall remain in effect.**





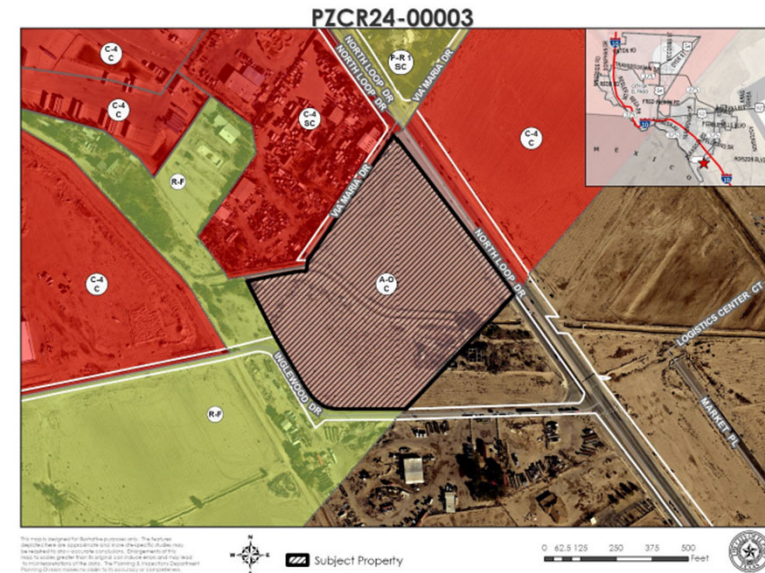
# Condition Release Parcel 4

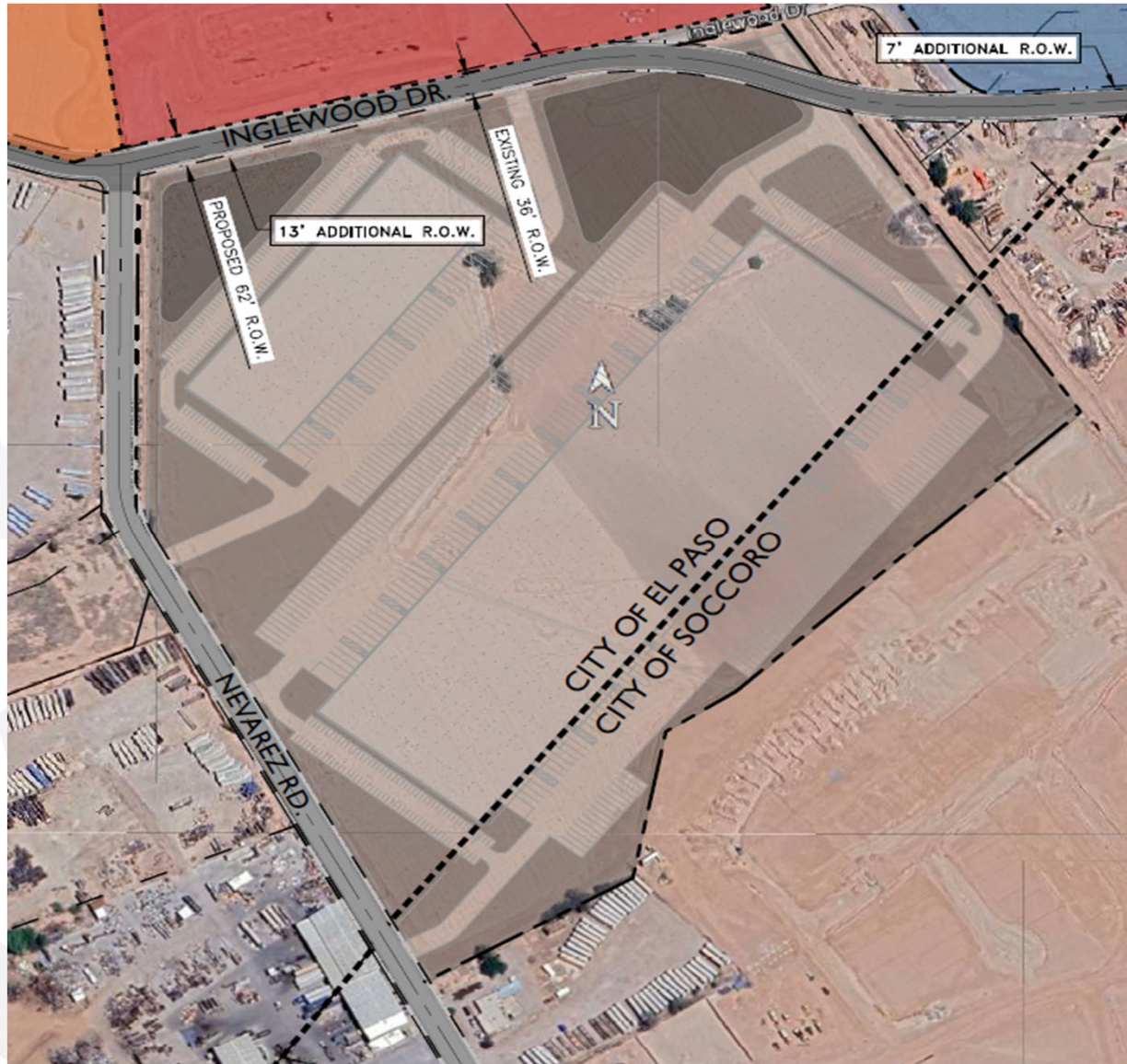


## Current conditions:

- 1. Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*
- 2. Prior to the issuance of building permits, land shall be dedicated and improvements be constructed for the extension of Via Maria, improvements shall be in accordance with Title 19, the City's Subdivision Ordinance.*
- 3. Access for semi-trailer trucks and cabs shall be prohibited to and from Via Maria Drive.*

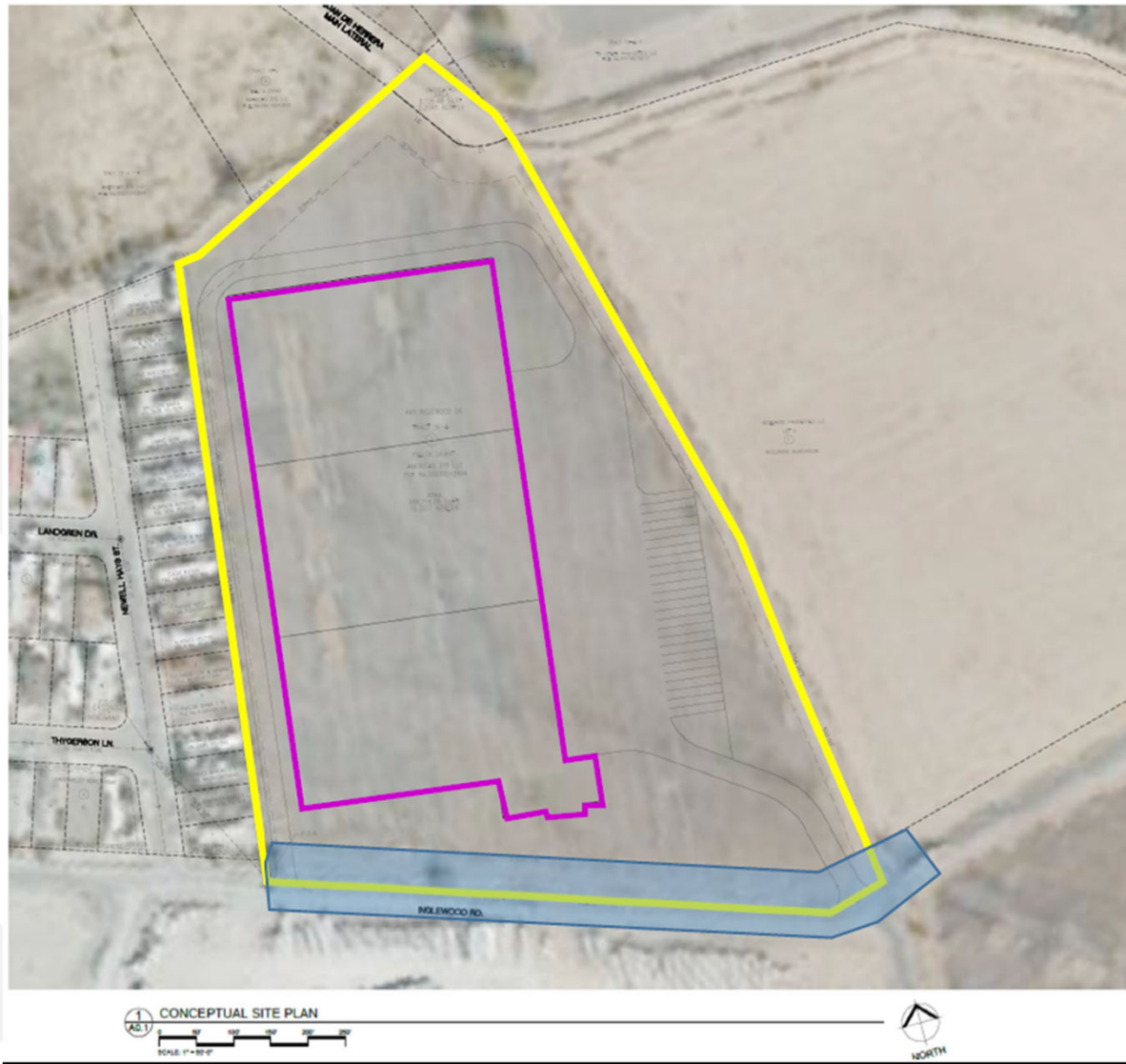
The applicant is proposing to **release all conditions** as they are no longer applicable.





# Conceptual Plan Parcel 1

# Conceptual Plan Parcel 2





Parcel 1 – Rezoning to C-4



Parcel 2 – Rezoning to C-4

Subject  
Property



Parcel 3 – Condition Release  
& Amendment

Subject  
Property



Parcel 4 – Condition Release

# Surrounding Development



W



N



S



E

14



# Public Input

- On August 21, 2024, a meeting was held with City staff, applicants, and the City of Socorro
- On September 4, 2024, a meeting was held with City staff, applicants, and representatives of the neighborhood associations
- Notices were mailed to property owners within 300 feet on October 4, 2024. As of October 16, 2024, the Planning Division has received one email of inquiry, no correspondence in favor or against the requested items
- Three (3) members of the public spoke in-person at CPC meeting



# Recommendation: CPC Approval 4 - 2

## Parcel 1:

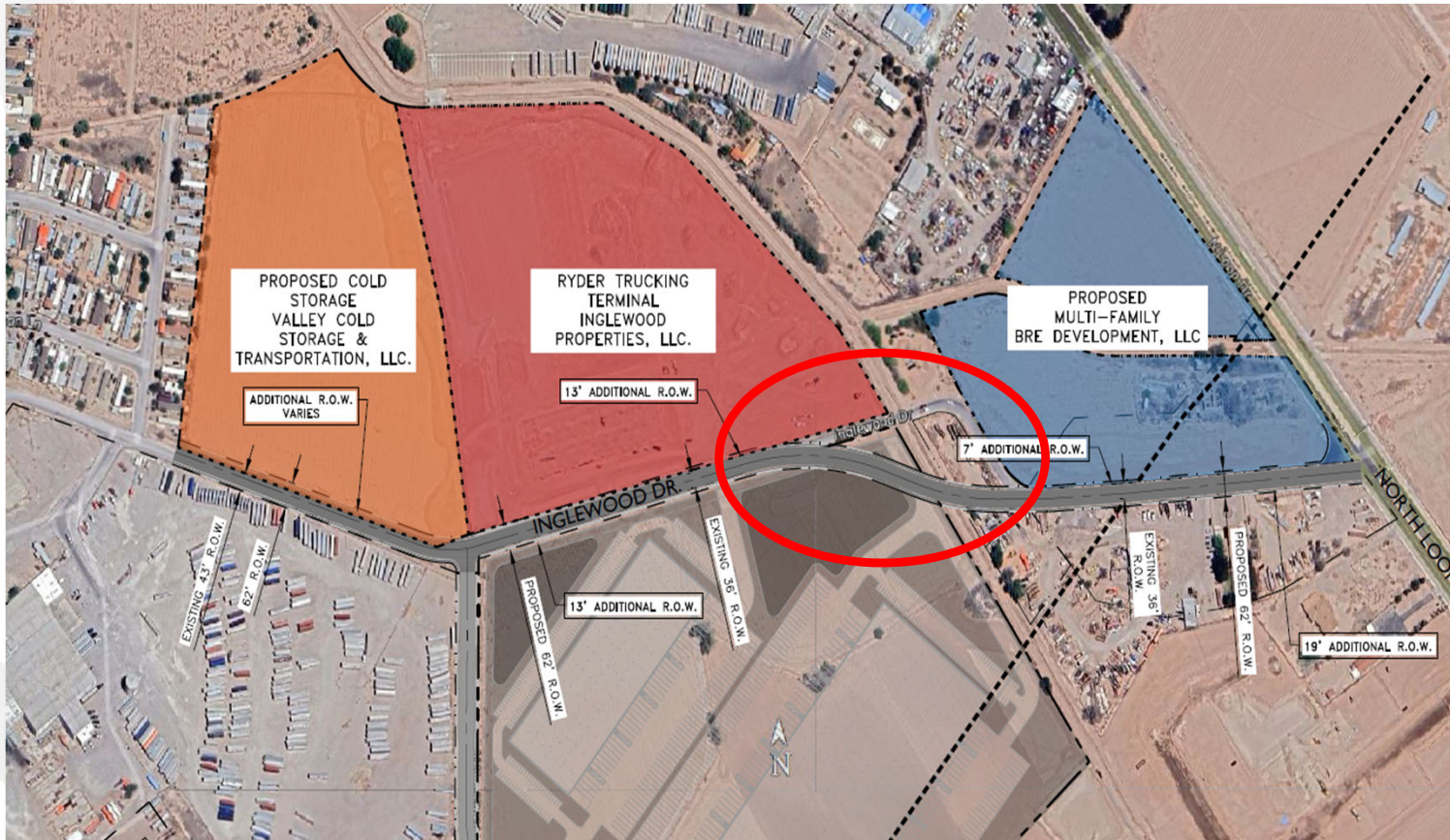
Approval of the comprehensive plan amendment and rezoning subject to the following conditions:

1. *That the portion of Inglewood Drive located within the subject property be re-aligned as shown in Exhibit B, attached hereto, and improved in accordance with Title 19 and the City's adopted Street Design Manual, prior to the issuance of certificates of occupancy.*
2. *That a detailed site development plan be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy.*





# Exhibit B

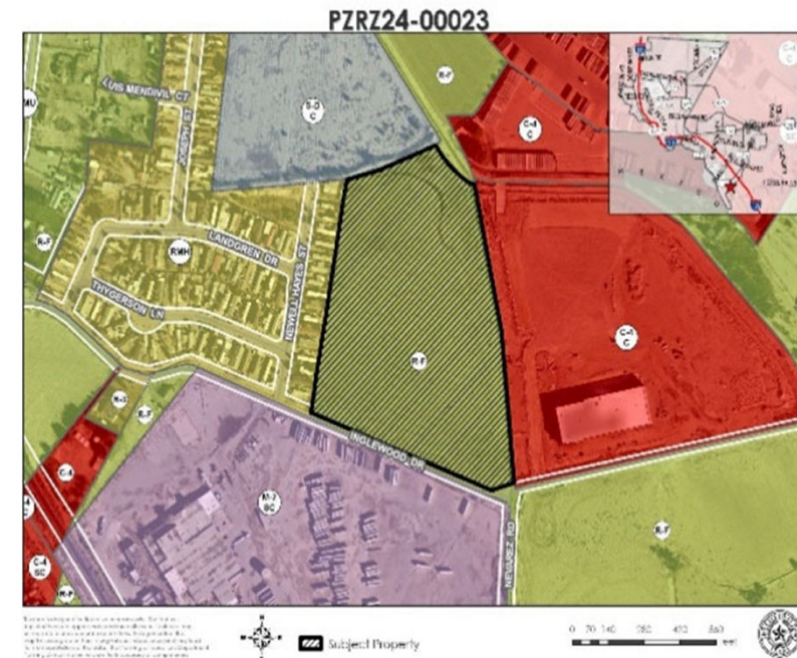


# Recommendation : CPC Approval 4 - 2

## Parcel 2:

Approval of the comprehensive plan amendment;  
and approval of rezoning subject to the following conditions:

1. That no building(s) shall be constructed closer than fifty feet (50') to property lines adjacent to residential zone districts or uses
2. That an eight-foot (8') high masonry wall be required to be placed along the property lines abutting residential zone districts or uses.
3. That a ten-foot (10') landscaped buffer with high-profile native or naturalized canopy trees of at least two inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along the 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.
4. 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.
5. That a detailed site development plan shall be reviewed and approved per the El Paso City Code prior to the issuance of certificates of occupancy.
6. That all loading and unloading areas shall be located a minimum of 250 feet from the western property line abutting residential zoned properties.



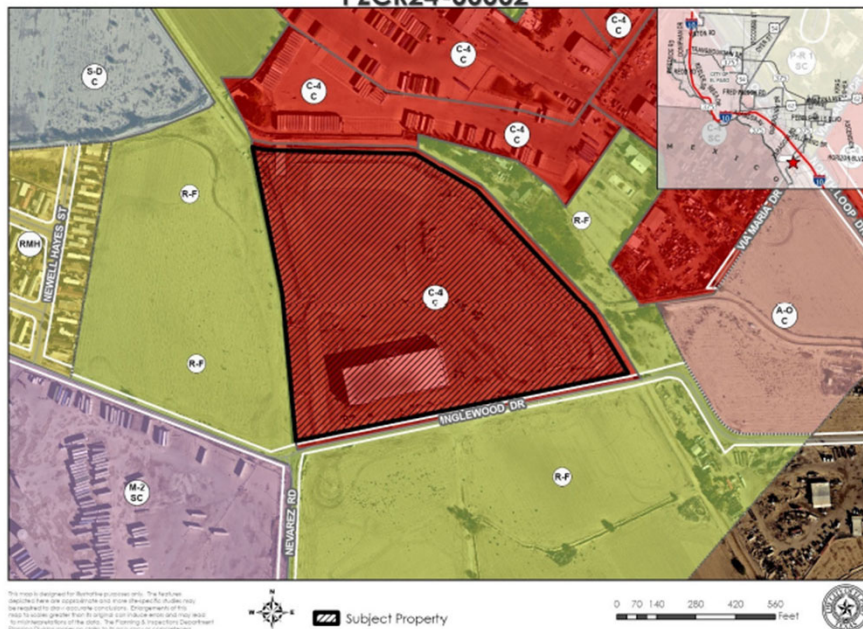
# Recommendation : CPC Approval 4 - 2



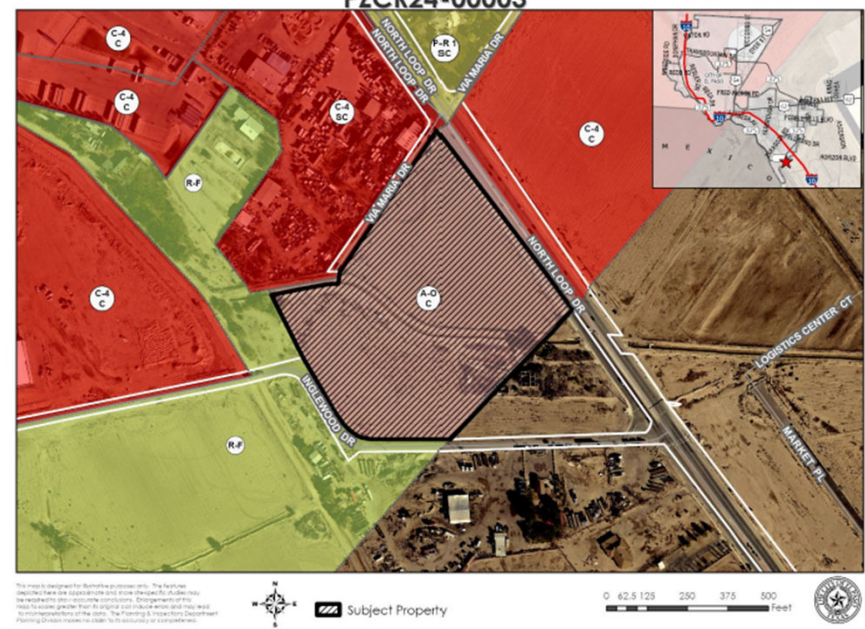
## Parcel 3 & Parcel 4

Staff recommends approval of the condition releases and amendments, with improvements to Inglewood conditions will no longer be applicable

PZCR24-00002



PZCR24-00003





## 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