



CITY OF EL PASO

Proposed Amendments to Title 20 – Zoning

For the C-5 (Commercial) District in Downtown El Paso

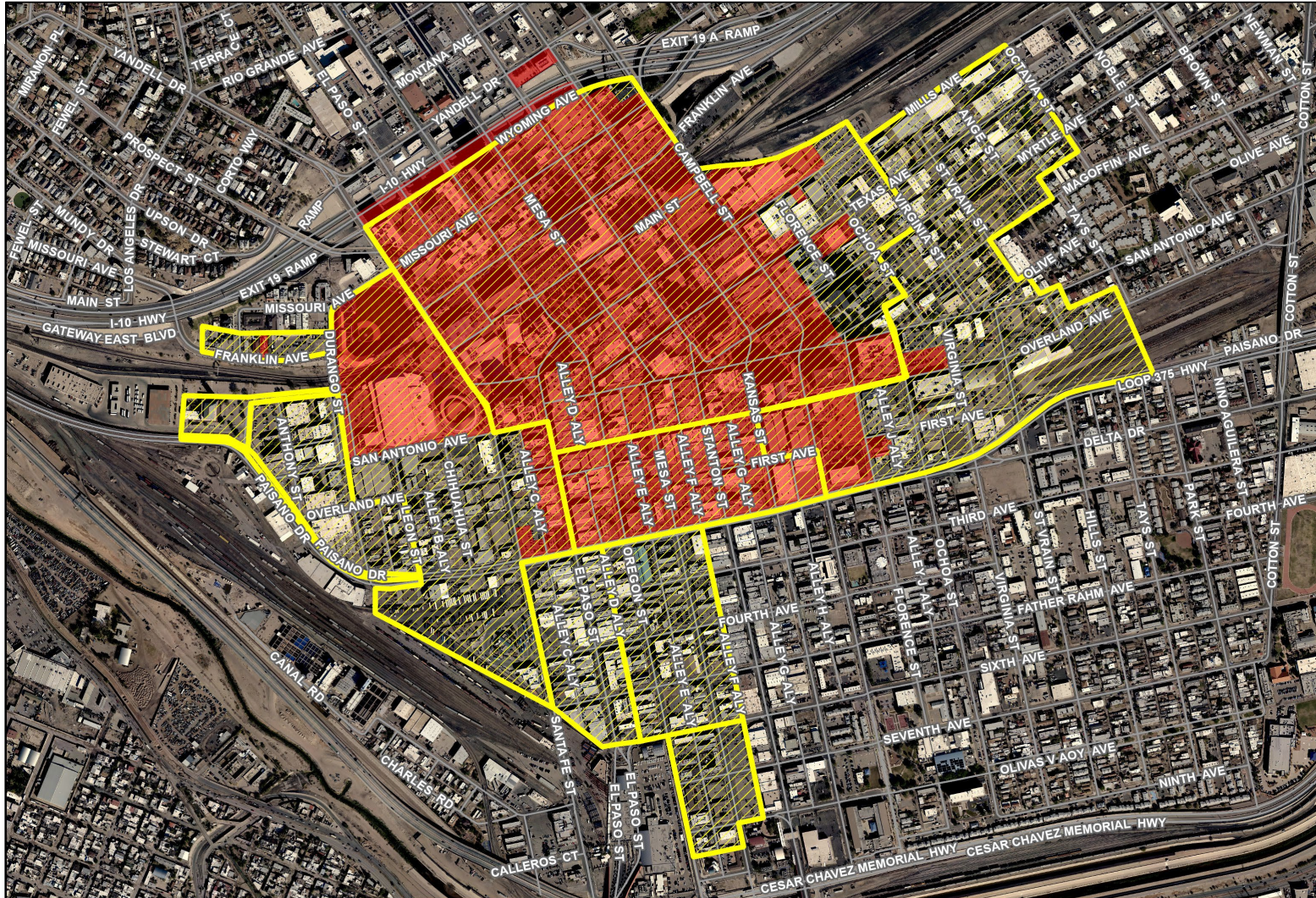
Proposed Amendments

Objective

- Support the vision for Downtown El Paso
- Implementation of the Downtown, Uptown, and Surrounding Neighborhoods Plan
- Minimize confusion within regulations

Proposed Amendments Background

- Housing Goals
 - 10,000 new units by 2040
 - Development Grant pilot program – La Popular
 - Public Facility Corporation
- Envision El Paso
- Larger Code Rewrite Initiatives



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.

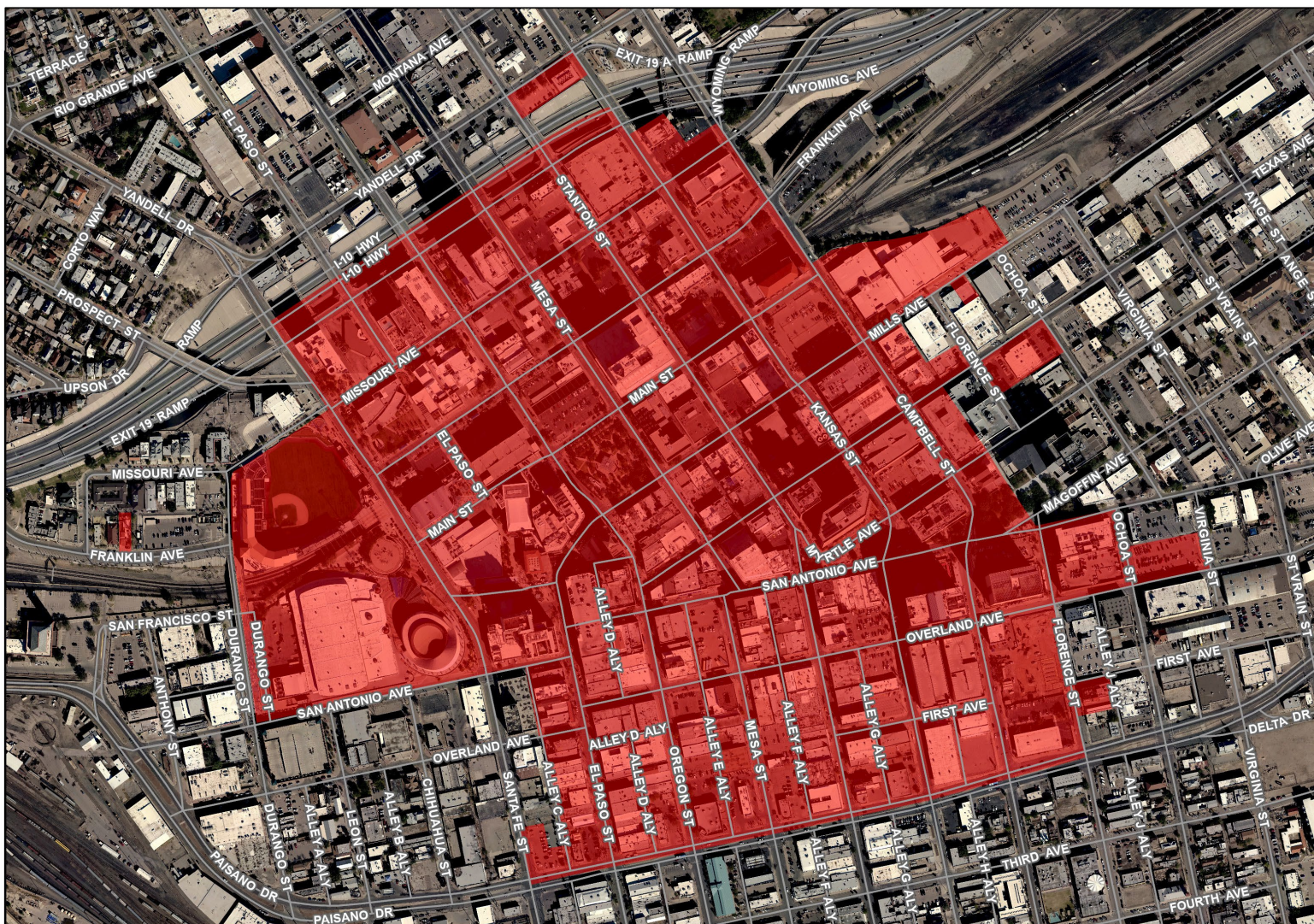


■ C-5 (Commercial) District
■ Downtown Plan Area

0 205 410 820 1,230 1,640
 Feet



C-5 District Area



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■ C-5 (Commercial) District
■ Downtown Plan Area

0 130 260 520 780 1,040
 Feet



C-5 District Area

Clean Up Incompatible Uses

- Inappropriate due to intensity of use, negative externalities, or incongruous scale
 - 5.28 Recycling collection facility (large)
 - 5.29 Recycling collection facility (small)
 - 7.03 Drilling gas well
 - 7.04 Drilling oil well
 - 7.08 Shaft mining
 - 10.11 Laundromat, laundry (>5,000 square feet)
 - 11.41 Shooting range, archery or gun (outdoor)
 - 14.43 Warehouse club
 - Drive-thru Facilities as principal use

Clean Up Neighborhood Commercial

- Ease barriers to Complete Neighborhood uses by removing outdated supplemental regulations for:
 - 20.10.100 Bakeries
 - 20.10.170 Custom Shops
 - 20.10.190 Dry Cleaning – employee maximum
 - 20.10.300 Laundromats
 - 20.10.380 Multi-family Dwellings
 - 20.10.390 - Neighborhood commercial uses

Support Residential Cooperative Uses

- Child care facility type 3
 - All other child care types already permitted
- Add “Corner store”
 - a retail, general service, arts design and creation, or eating and drinking establishment. It can include general retail, a food store, or an establishment with an art focus. Cooking on-site is not allowed for corner grocery stores.”



Support Residential Cooperative Uses

- Permit Self-storage warehouse in C-5, with supplemental restrictions:
 - A self-storage warehouse shall not occupy the first floor of a building.
 - Use limited to less than 80% of the total gross floor area.
 - Only permitted in existing structures. If no structure exists, then development must meet the Infill design requirements



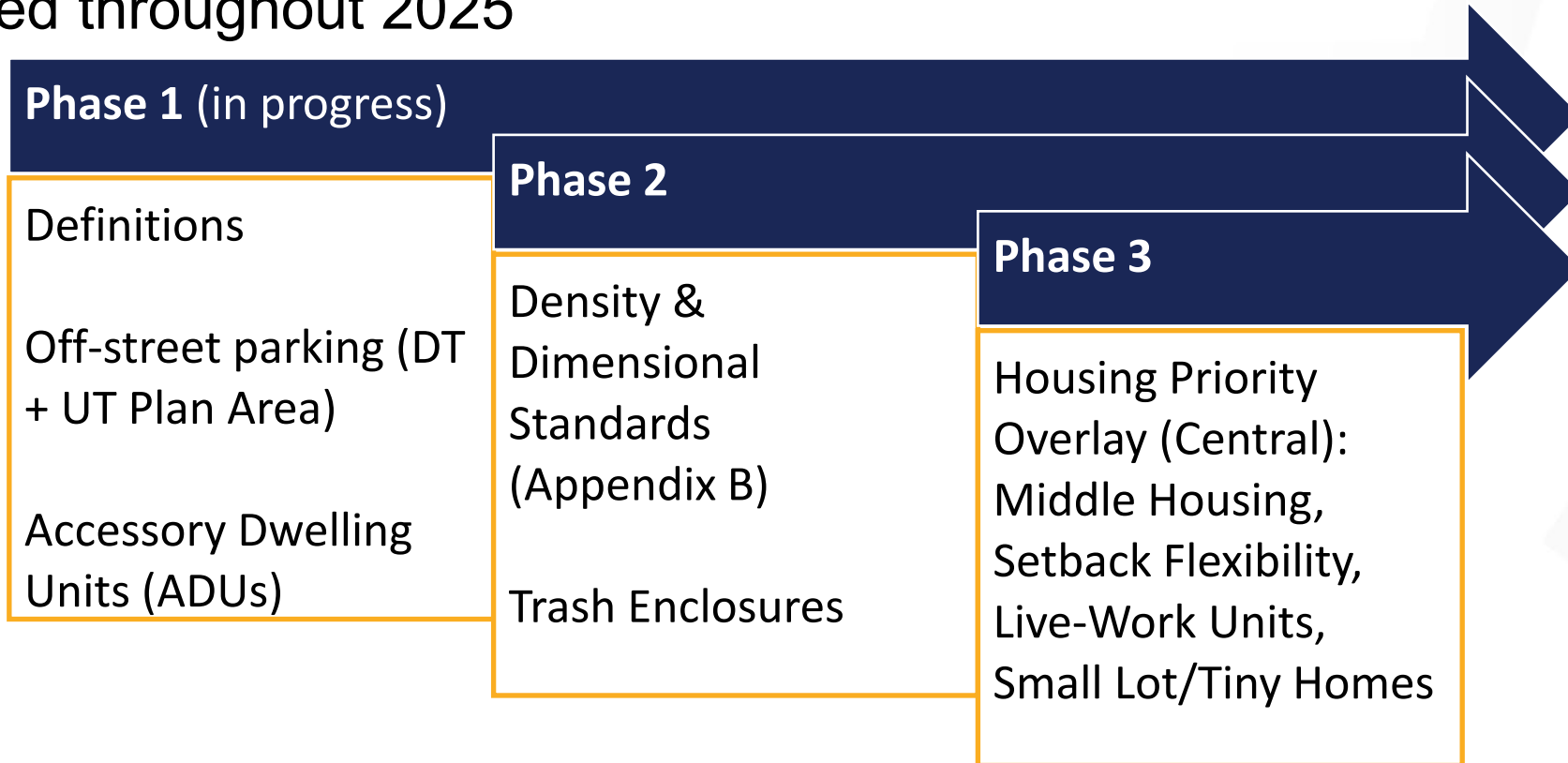
Proposed Amendments

Recommendation

- Staff recommends **APPROVAL** of the proposed amendments to Title 20 – Zoning as they support the goals and vision for Downtown El Paso, clarify regulations, and encourage preferred development.
- On March 27, 2025 City Plan Commission unanimously recommended approval

Code Amendments Phasing

Amendments focusing on residential support are planned throughout 2025



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, **R**espect, **E**xcellence,
Accountability, **P**eople