



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



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. Enlargement 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.



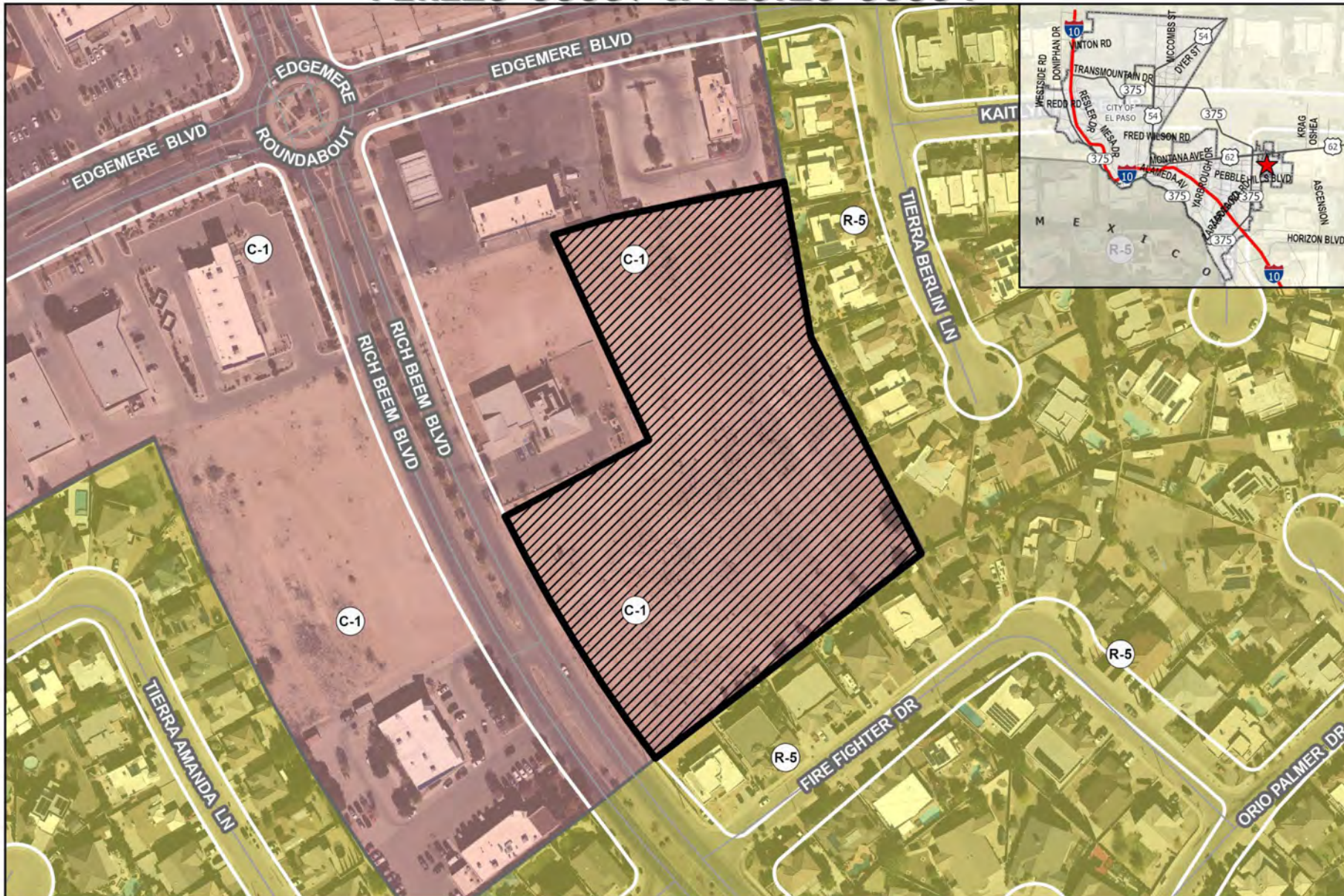
 Subject Property

0 40 80 160 240 320 Feet





# PZRZ25-00009 & PZST25-00004



Existing  
Zoning

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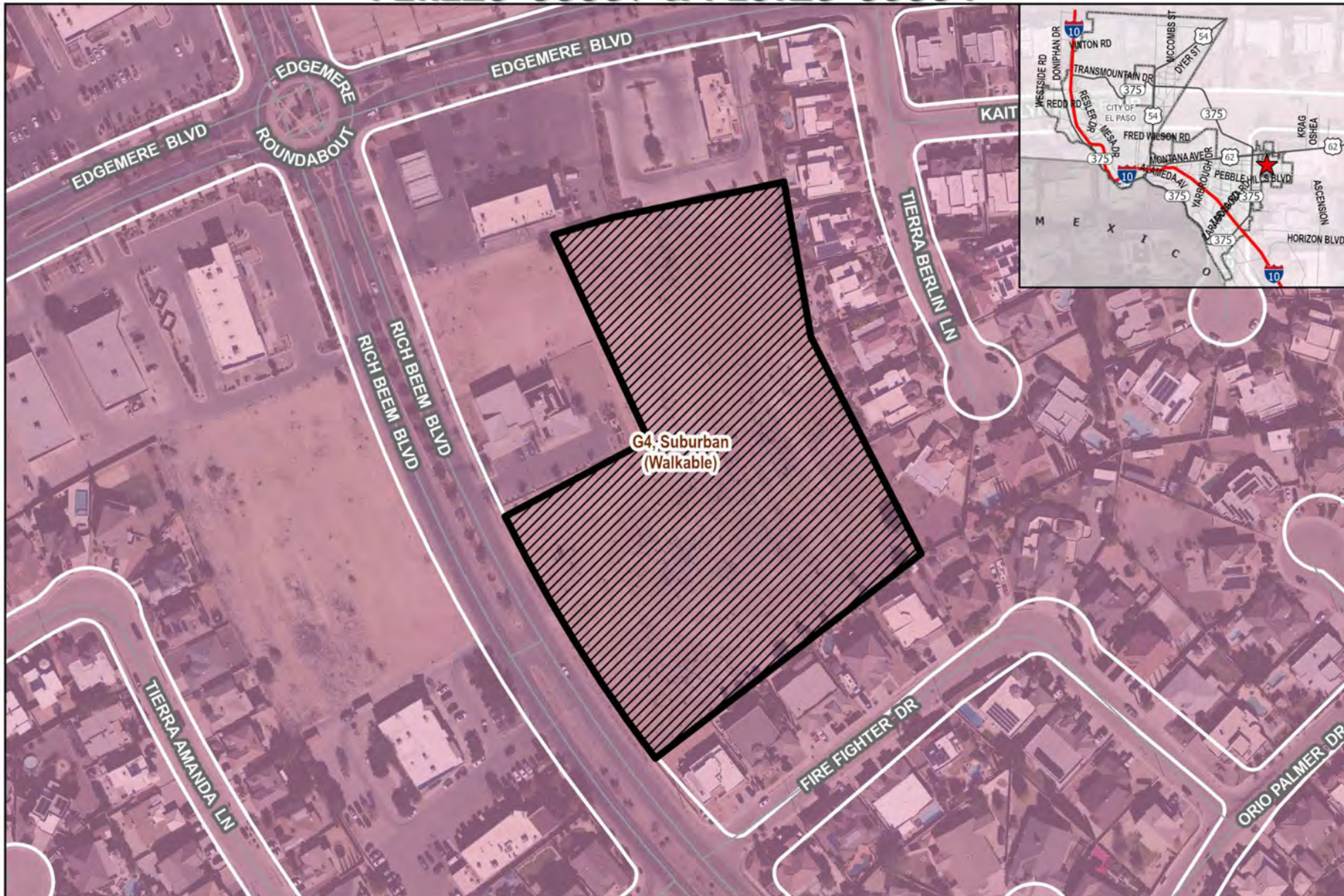


 Subject Property

0 40 80 160 240 320 Feet





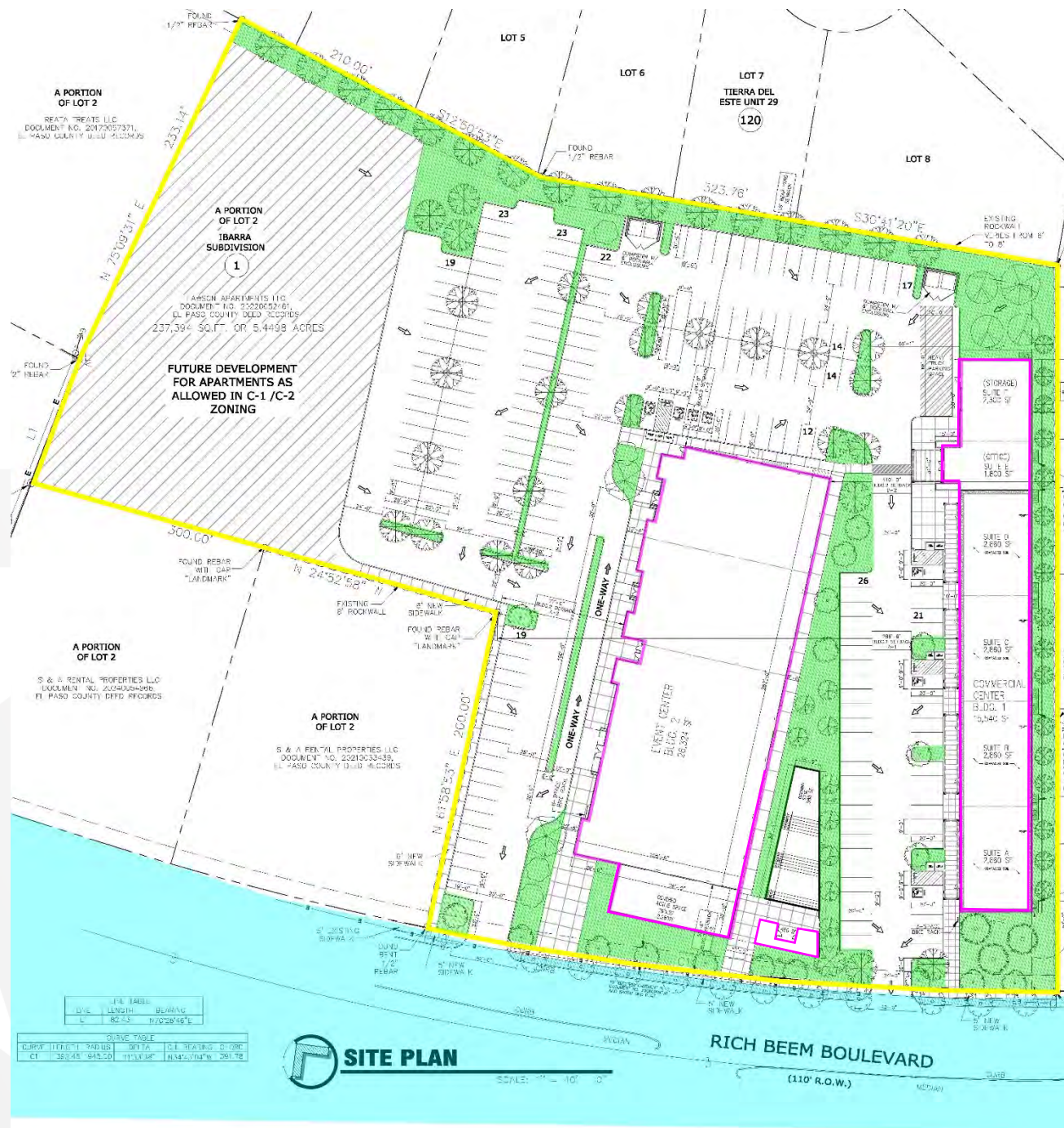


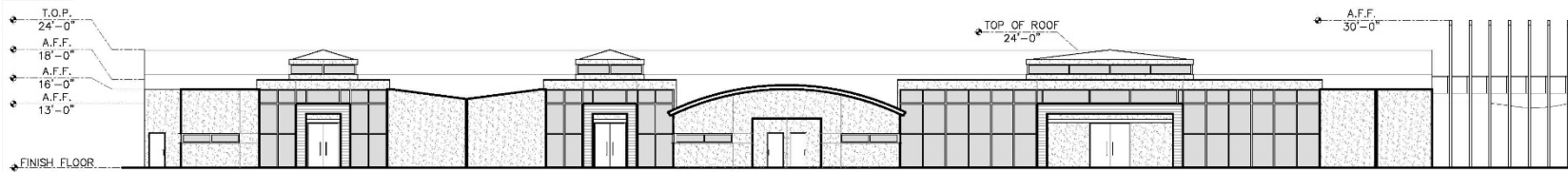
## Future Land Use Map

**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.

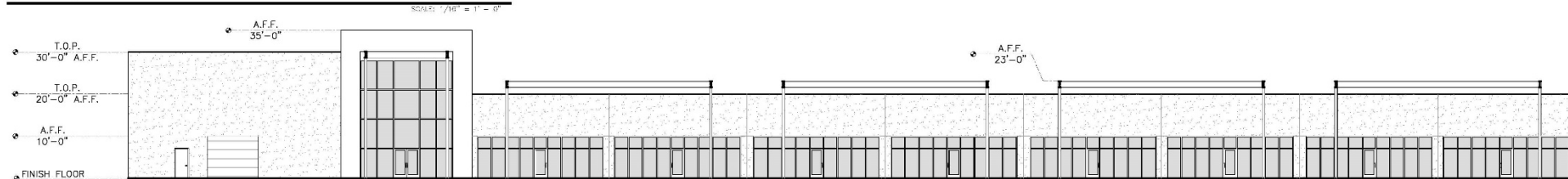




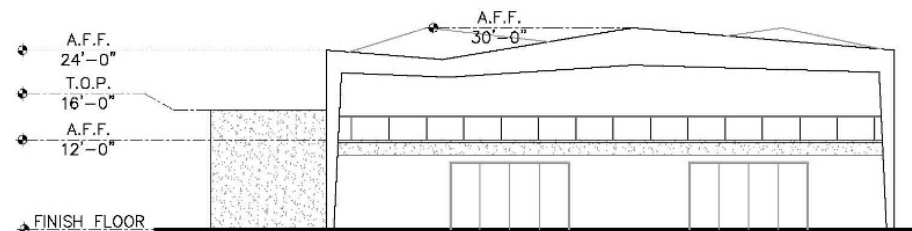




**(NORTH) EVENT CENTER FRONT ELEVATION**

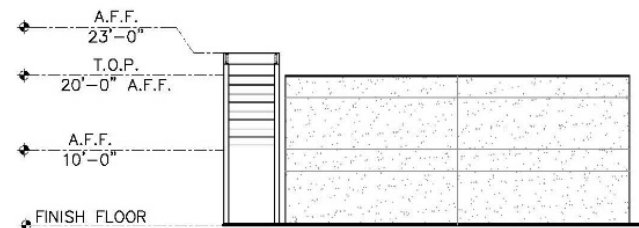


**(NORTH) COMMERCIAL CENTER FRONT ELEVATION**



**(WEST) EVENT CENTER STREET VIEW ELEVATION**

SCALE: 1/16" = 1' - 0"



**(WEST) COMMERCIAL CENTER STREET VIEW ELEVATION**

SCALE: 1/16" = 1' - 0"

**Elevations**  
Max Height: 30'



# PZRZ25-00009 & PZST25-00004



## Detailed Site Plan

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 Subject Property

0 30 60 120 180 240  
Feet







# Subject Property



N

# Surrounding Development



W



S





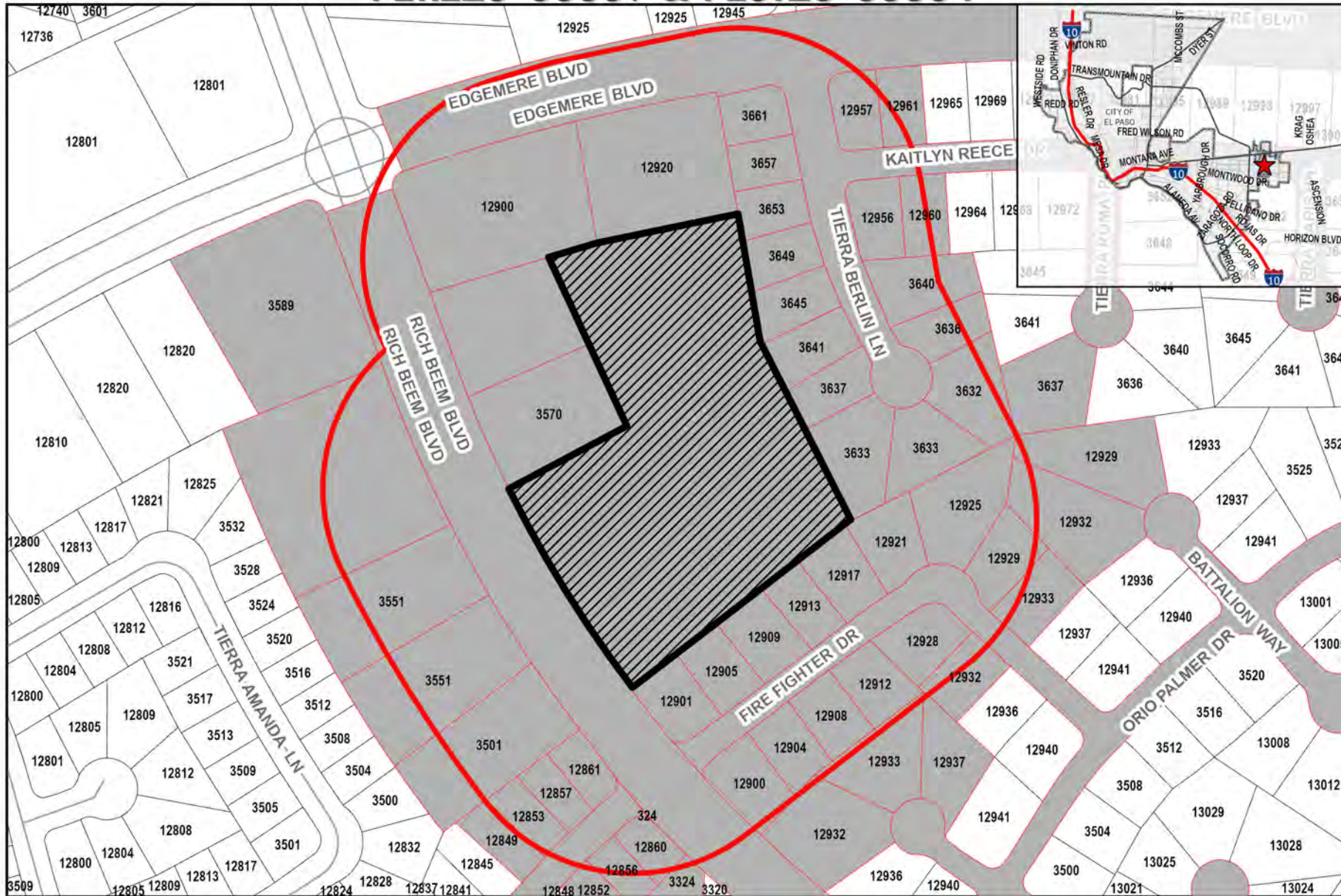
# Public Input

- 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



Notice Map  
50 Notices Sent  
61 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

0 50 100 200 300 400 Feet





# 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 **approval** 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