



ITEM 46

7213 Royal Arms Rezoning

PZRZ24-00029

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00029



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.

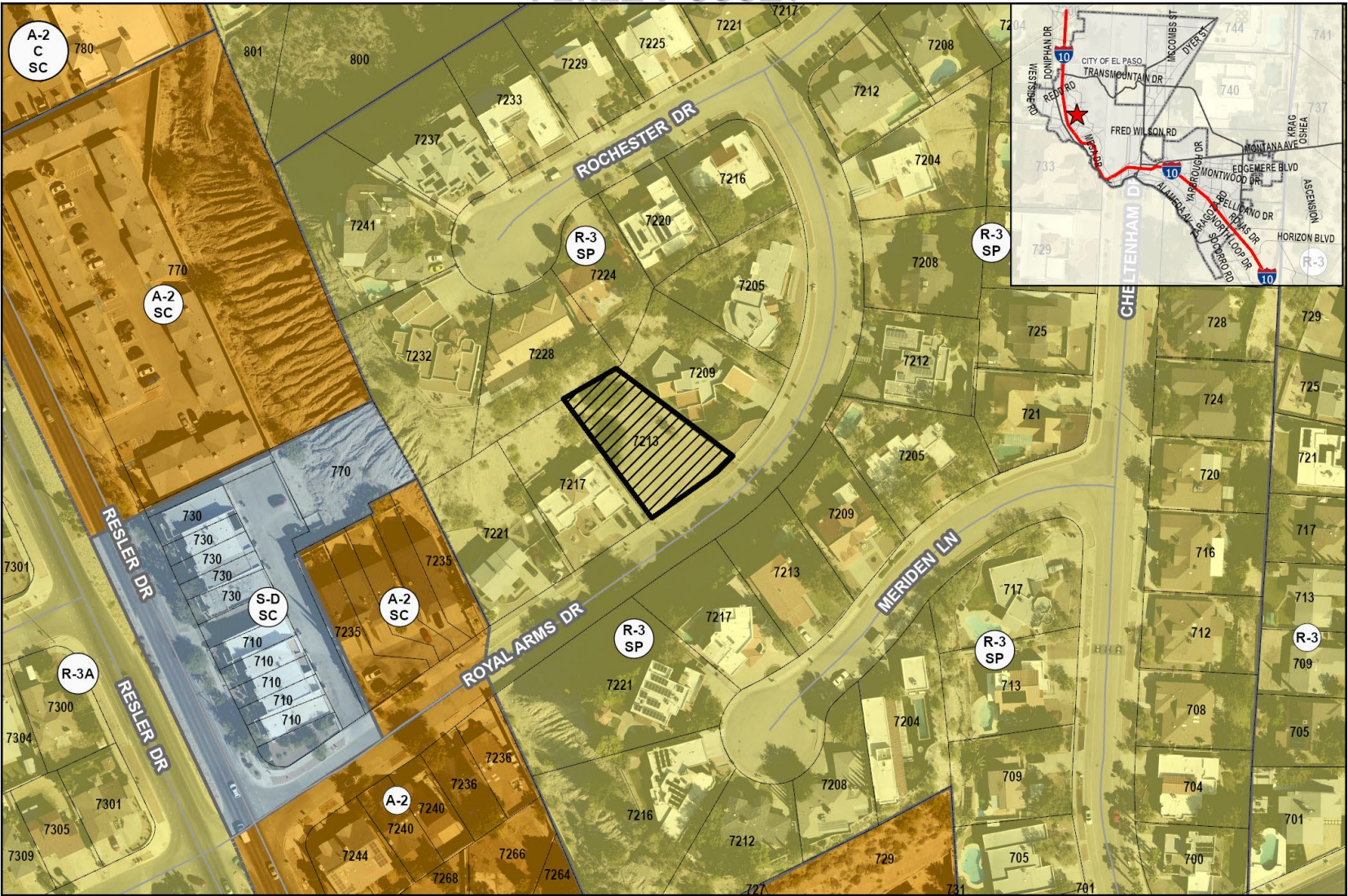


 Subject Property

0 25 50 100 150 200
Feet



PZRZ24-00029



Existing Zoning

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 Subject Property

0 30 60 120 180 240
Feet



PZRZ24-00029



Future Land Use Map

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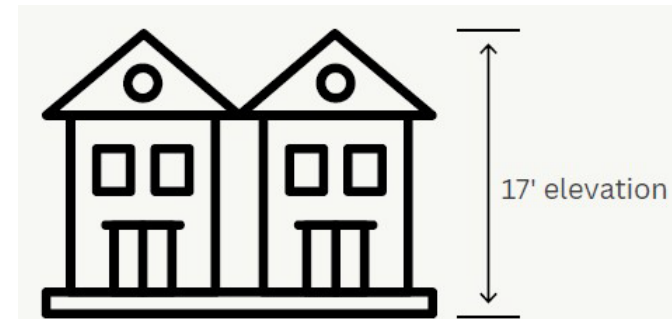
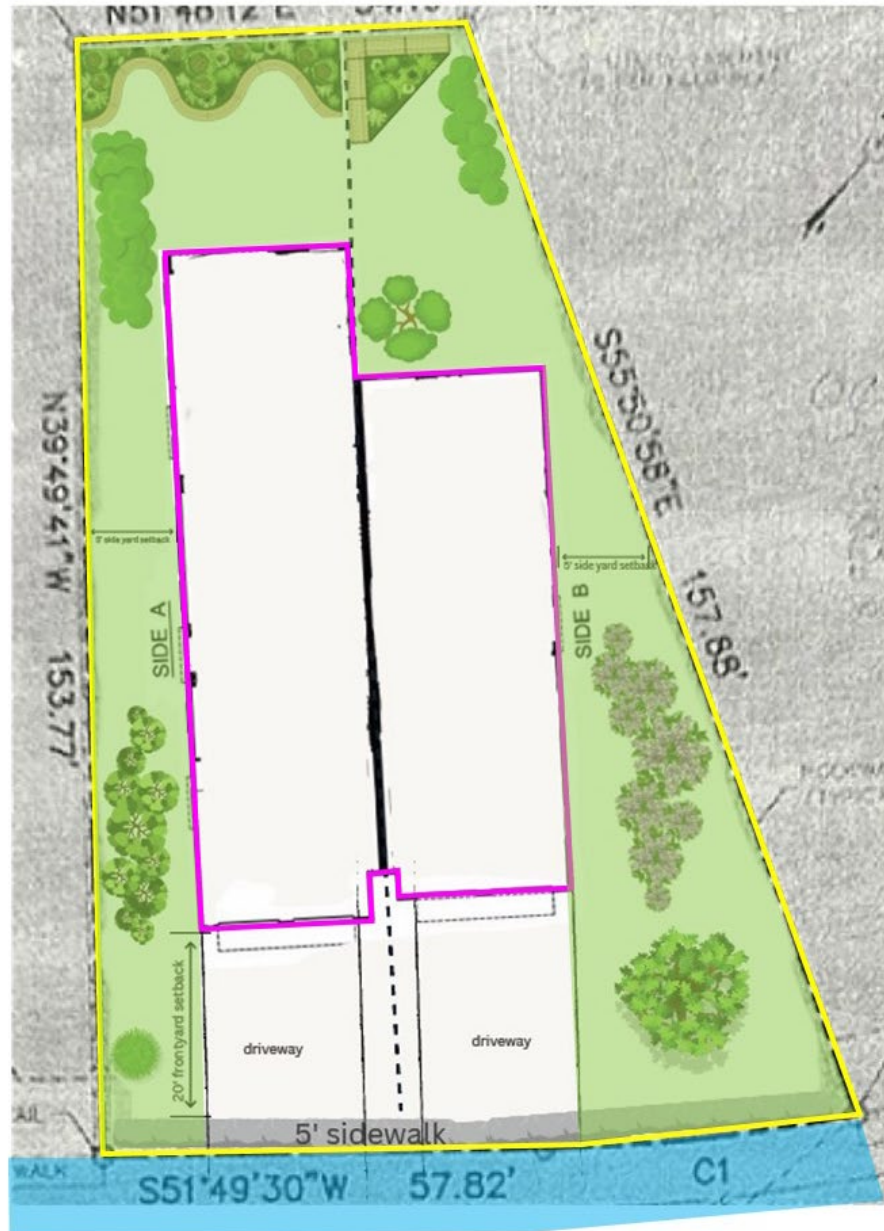


 Subject Property

0 25 50 100 150 200
Feet



Conceptual Plan





Subject
Property

Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on January 17, 2025.
- The applicant conducted public outreach with neighbors within 300 feet from the subject property.
- The Planning Division received a petition with ten (10) signatures in support of the rezoning request.



Recommendation

Staff recommends **Approval with Conditions** of the rezoning request.

CPC recommends **Approval (5-0) with Conditions** of the rezoning request.

- *That a detailed site development plan be reviewed and approved per the El Paso City Code prior to the issuance of building permits.*



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





