



ITEMS 25 & 26

South of Artcraft Rd. and Westside Dr. Future Land Use Map Amendment And Rezoning

PLCP24-00003 & PZRZ24-00021

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00005



Aerial

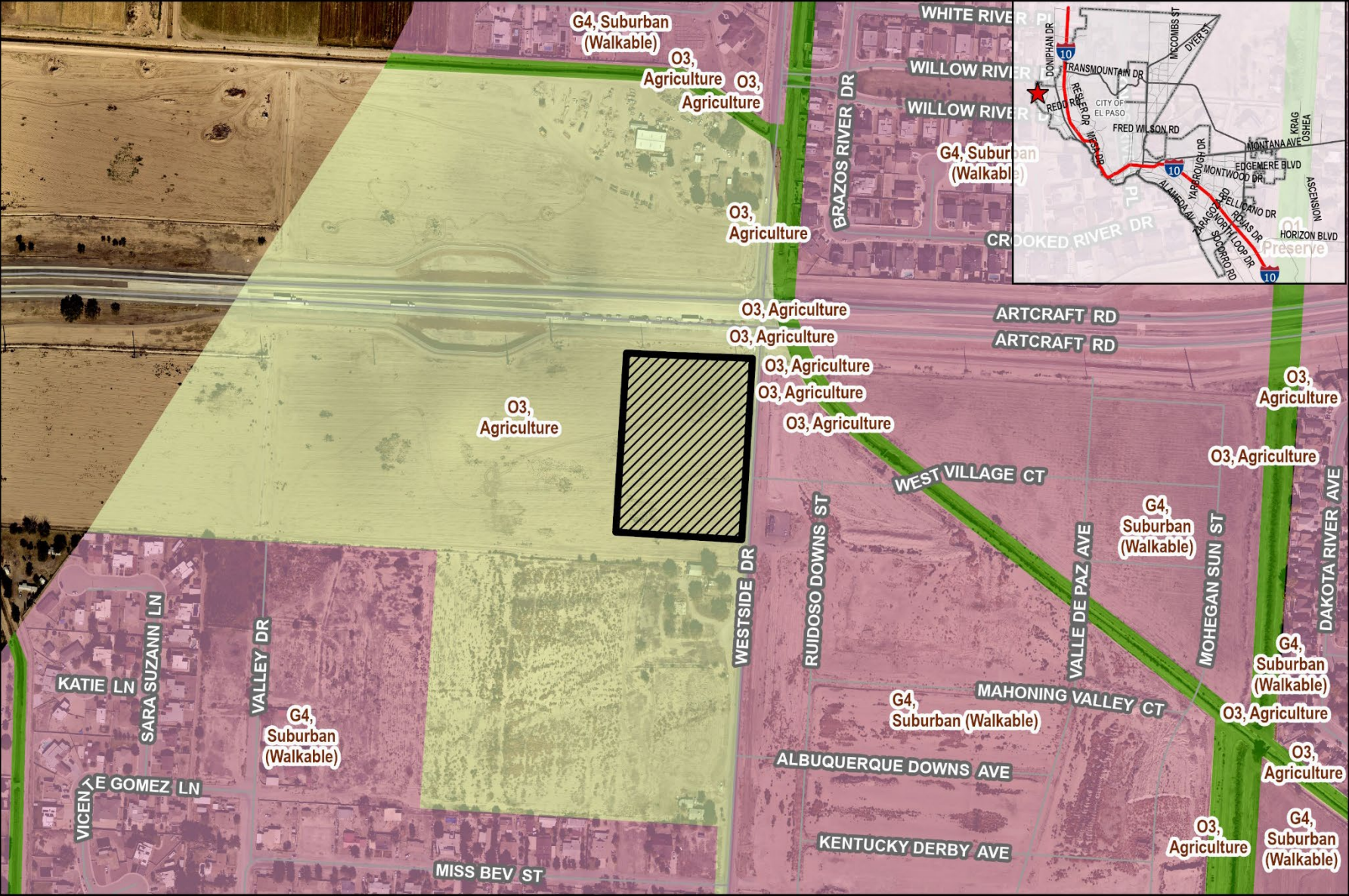
This map is designed for illustrative purposes only. The features depicted here are approximate, and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data.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



 Subject Property

0 87.5 175 350 525 700 Feet





Existing
Future Land
Use Map

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Subject Property



Proposed Change

Existing O-3 – Agriculture:

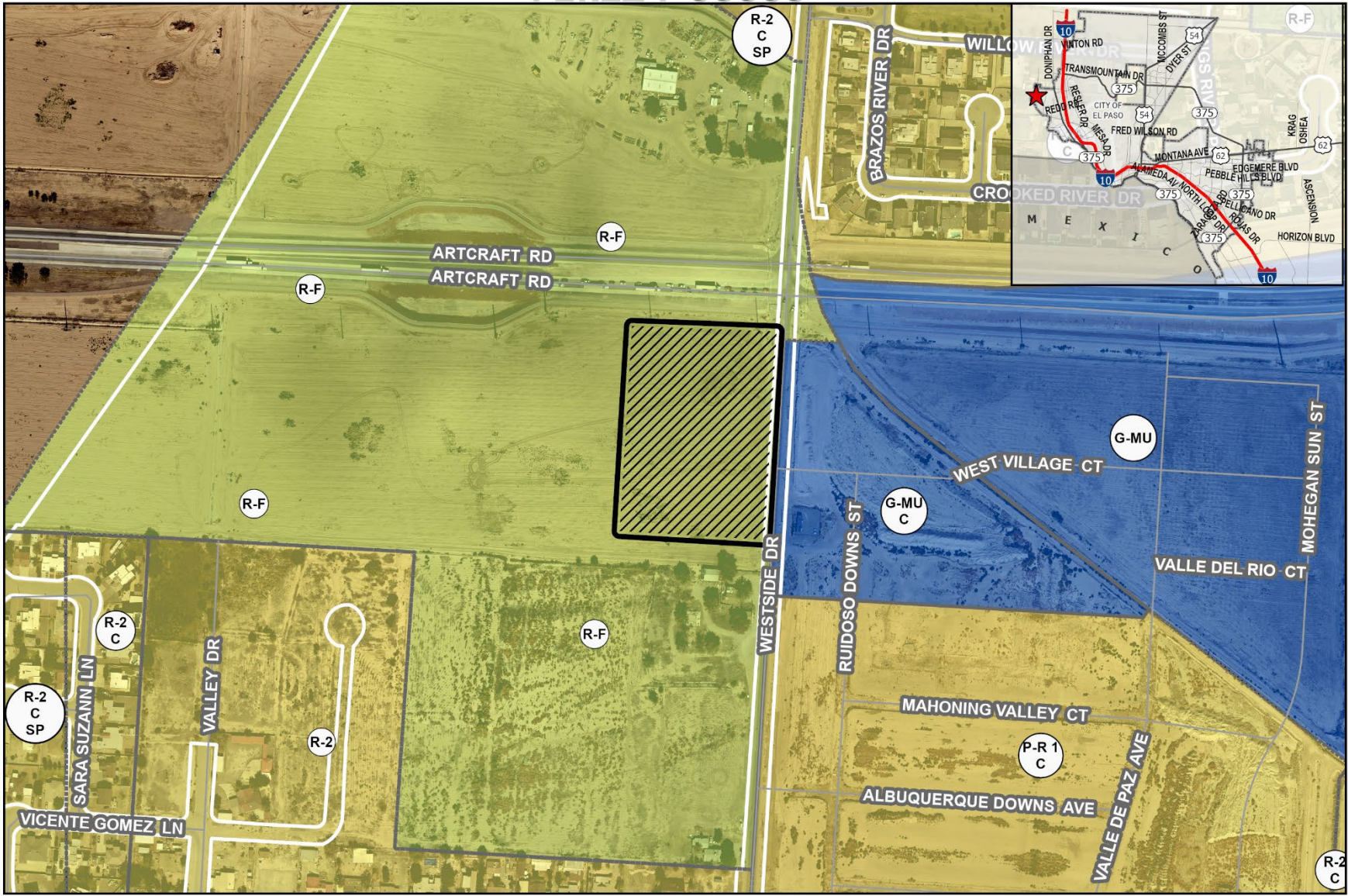
Active farmland in the Rio Grande Valley.

Changes to City codes and policies may limit plat and utility approvals beyond the City limits in a coordinated effort to protect significant portions of farmland.

Proposed G-4 – Suburban (Walkable)

This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. 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.

PZRZ24-00005



Zoning Map

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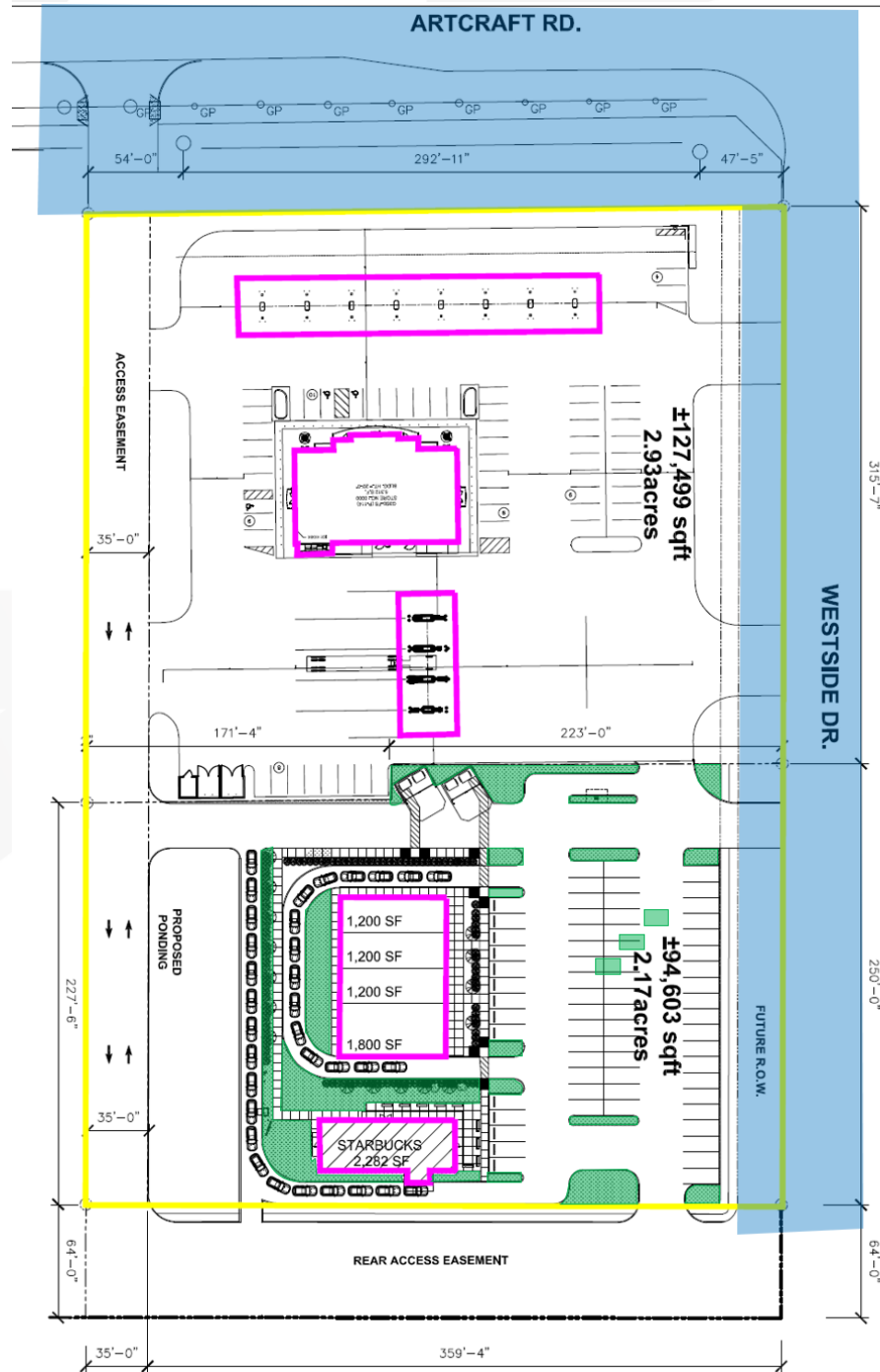


 Subject Property

0 87.5 175 350 525 700 Feet



Conceptual Plan





Subject Property

Surrounding Development

N



W

S



E

Public Input

- Notices were mailed to property owners within 300 feet on June 5, 2025.
- The Planning Division has received two (2) phone calls and an email in opposition to the request.
- Additionally, the Planning Division has received a petition with twenty-five (25) signatures in support of the rezoning request.





Recommendation

Staff recommends approval of the amendment to the future land use map.

Recommendation

Staff recommends **approval with conditions** of the rezoning request.

The conditions are as follows:

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
2. *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.*
3. *That no office warehouse uses shall be permitted.*
4. *That a five-foot (5') sidewalk along Westside Drive shall be constructed prior to certificates of occupancy or completion.*
5. *No egress for semi-trucks shall be permitted onto Westside Drive on a southbound direction.*



Mission

Deliver exceptional services to support a high quality of life and place for our community



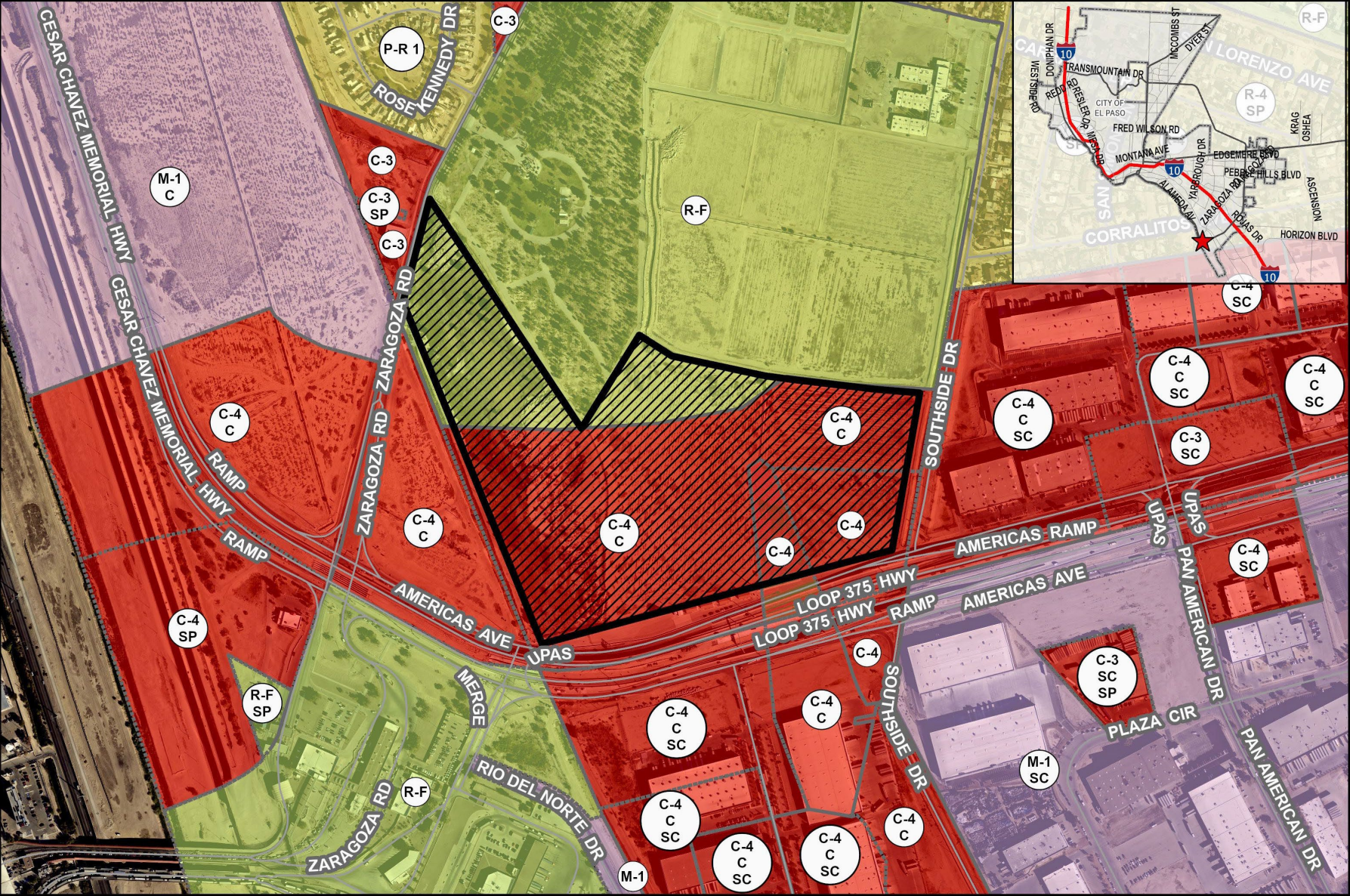
Vision

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



Existing Zoning

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Subject Property

0 150 300 600 900 1,200 Feet

