



ITEMS 44 & 45

North of Americas Ave. and West of
Southside Rd.

Future Land Use Map Amendment
And Rezoning

PLCP25-00001 & PZRZ24-00042

Strategic Goal 3.

Promote the Visual Image of
El Paso



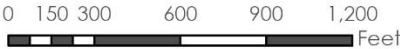


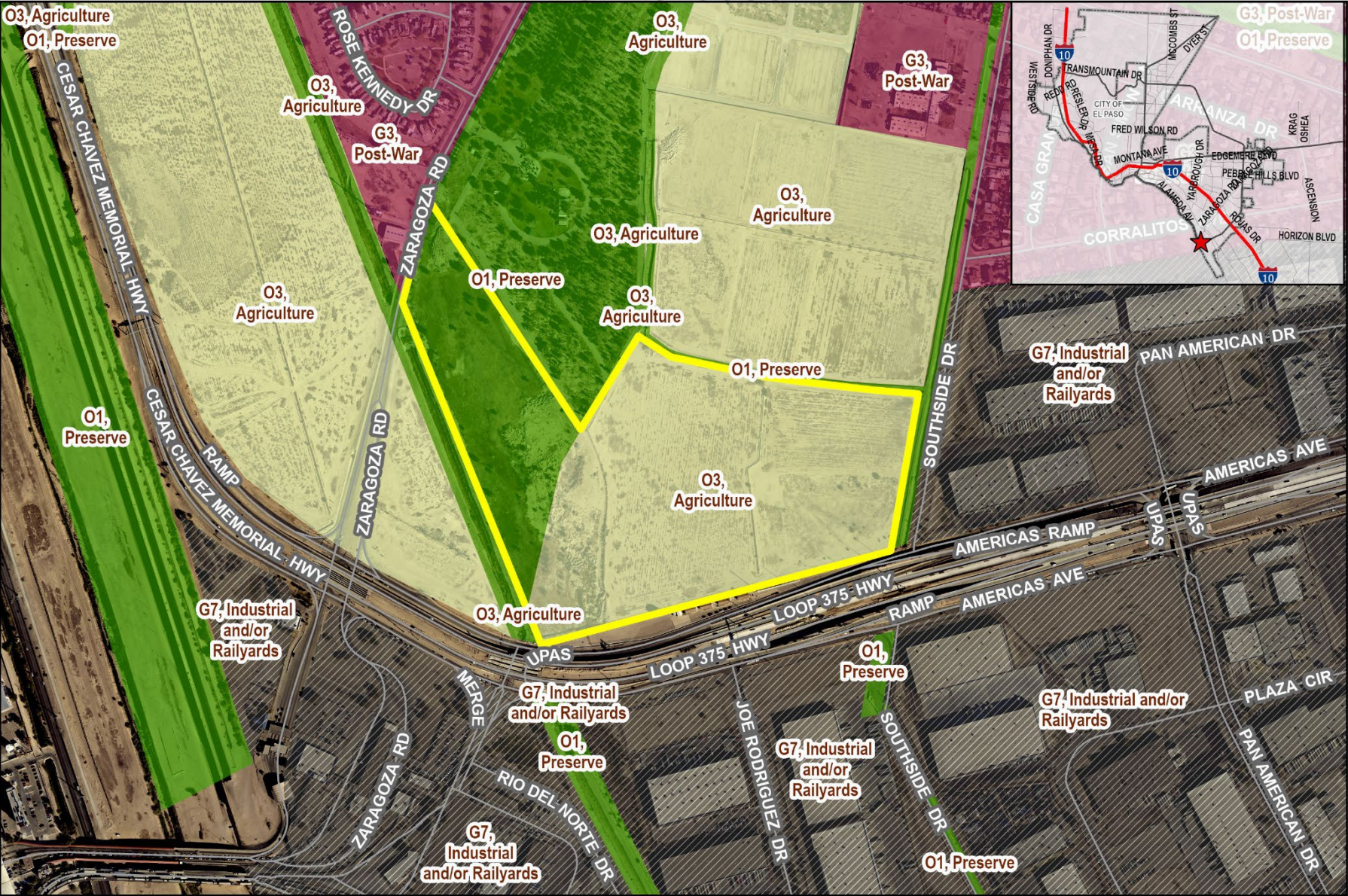
Aerial

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



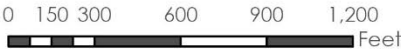


Existing
Future Land
Use Map

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Subject Property



Proposed Change

Existing O-1 Preserve

Publicly owned land:

Franklin Mountains, Hueco Tanks State Parks, City and County Parks and drainage areas.

Property is being leased to private entity for development.

Property is no longer under complete city domain.

Property never served any specific open space related function.

Existing O-3 – Agriculture:

Active farmland in the Rio Grande Valley.

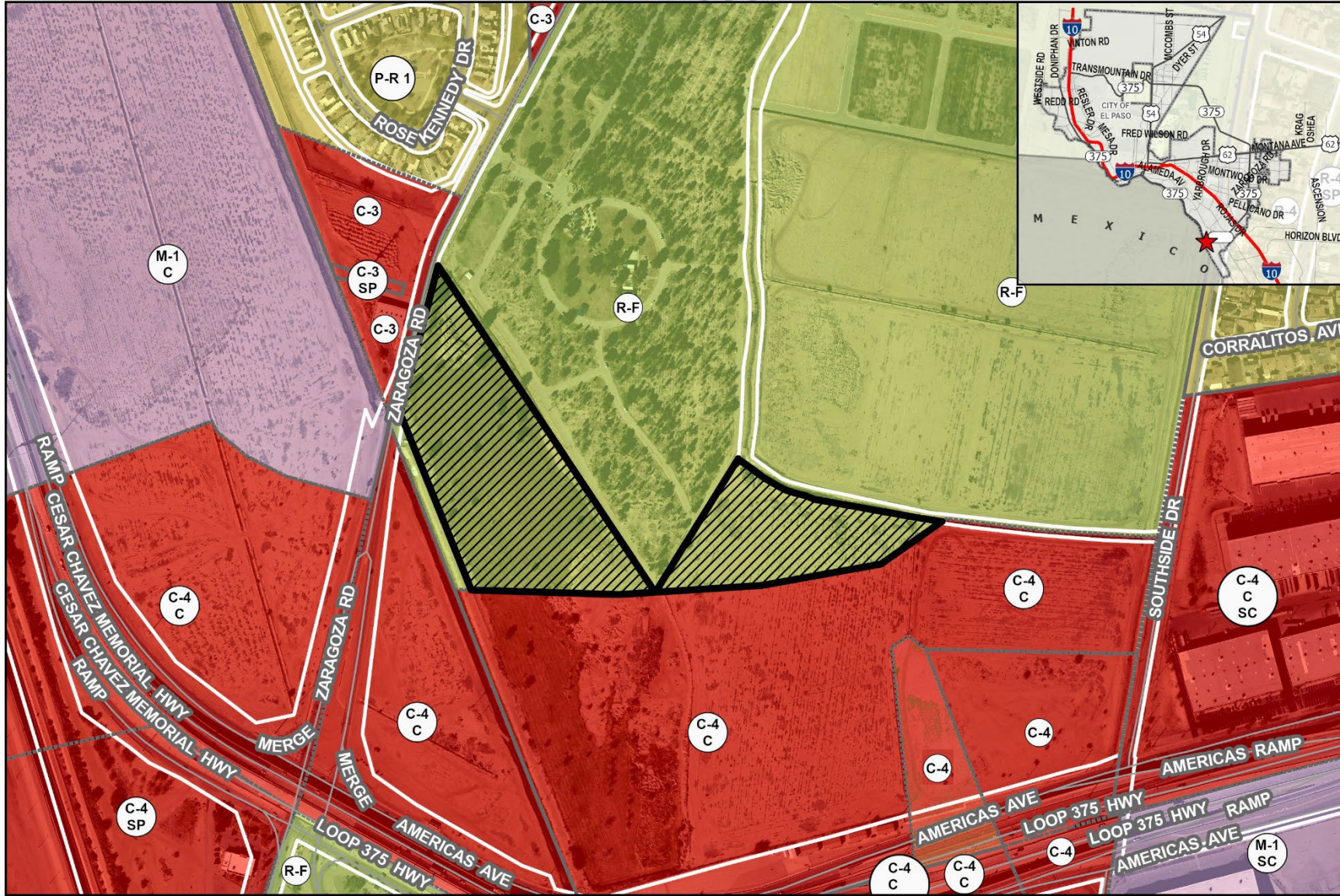
Changes to City codes and policies may limit plat and utility approvals beyond the City limits in a coordinated effort to protect significant portions of farmland.

Proposed G-7 – Industrial and/or Railyards

Industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles

When an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site.

PZRZ24-00042



Zoning Map

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 Subject Property

0 105 210 420 630 840 Feet





Conceptual Plan

Subject Property



Surrounding Development



W



N



E



S



Public Input

- Notices were mailed to property owners within 300 feet on March 14, 2025.
- The Planning Division has received two (2) phone calls in support of the request from the public.





Recommendation

Staff and CPC (4-3) recommended **approval** of the amendment to the future land use map.

Recommendation

Staff and CPC (4-3) recommended **approval with conditions** of the rezoning request.

The conditions are as follows:

1. *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 thirty feet (30') on center along the property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts. 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. The landscape buffer shall not be counted towards landscaping requirements.*
2. *No building(s) shall be constructed within fifty feet (50') from a property line abutting Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
3. *That automotive uses and recycling collection facility shall be prohibited on the subject property.*
4. *That no heavy truck trailer(s) shall have access or be parked for loading or unloading closer than one hundred feet (100') to property lines adjacent to Mount Carmel Cemetery and R-F (Ranch and Farm) zoning districts.*
5. *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 sound.*



Mission

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



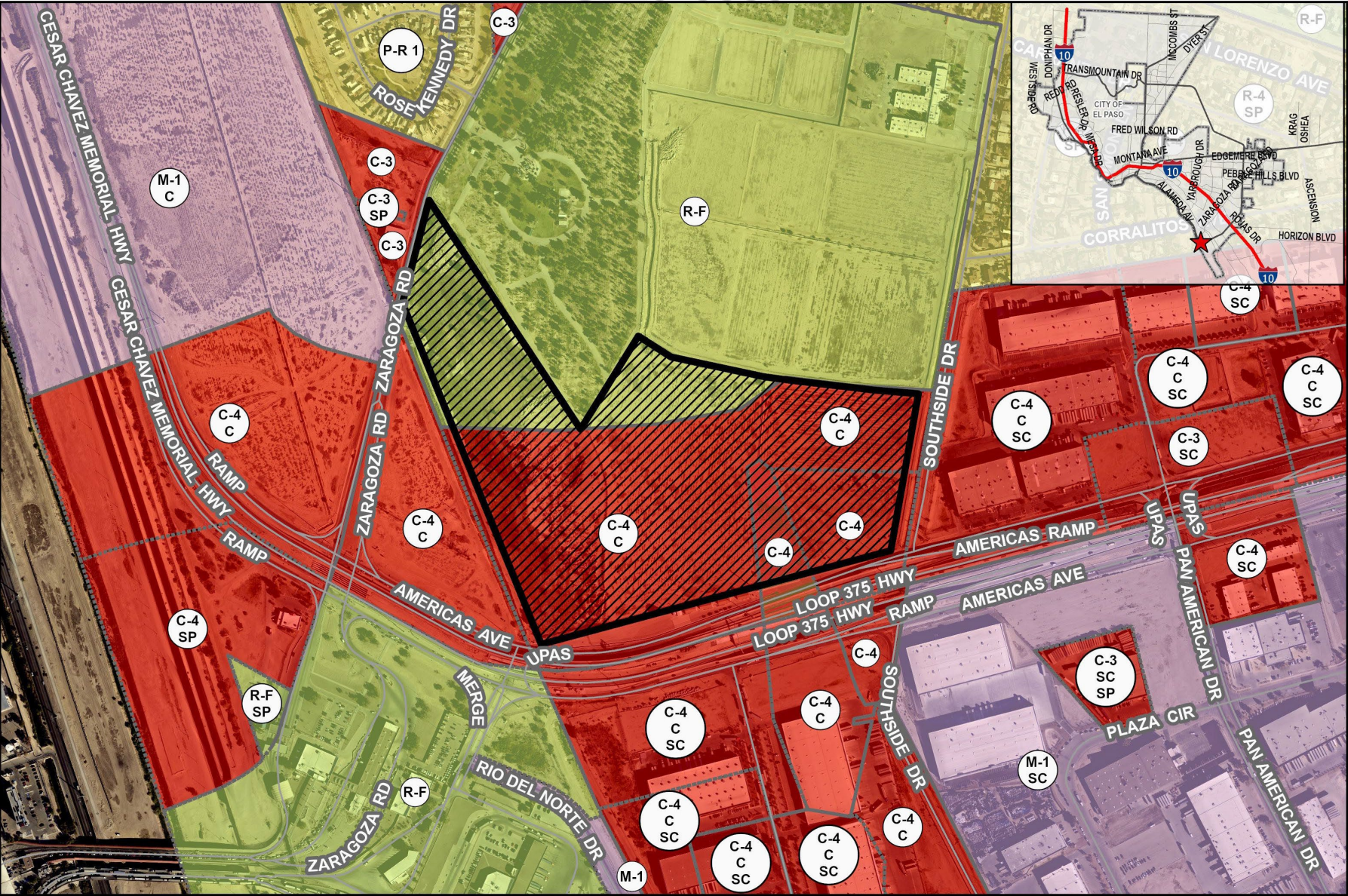
Vision

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

