



ITEMS 23 & 24

Americas and Rancho del Rey

Future Land Use Map Amendment & Rezoning

PLCP26-00001 & PZRZ25-00029



PLCP26-00001 & PZRZ25-00029



Aerial

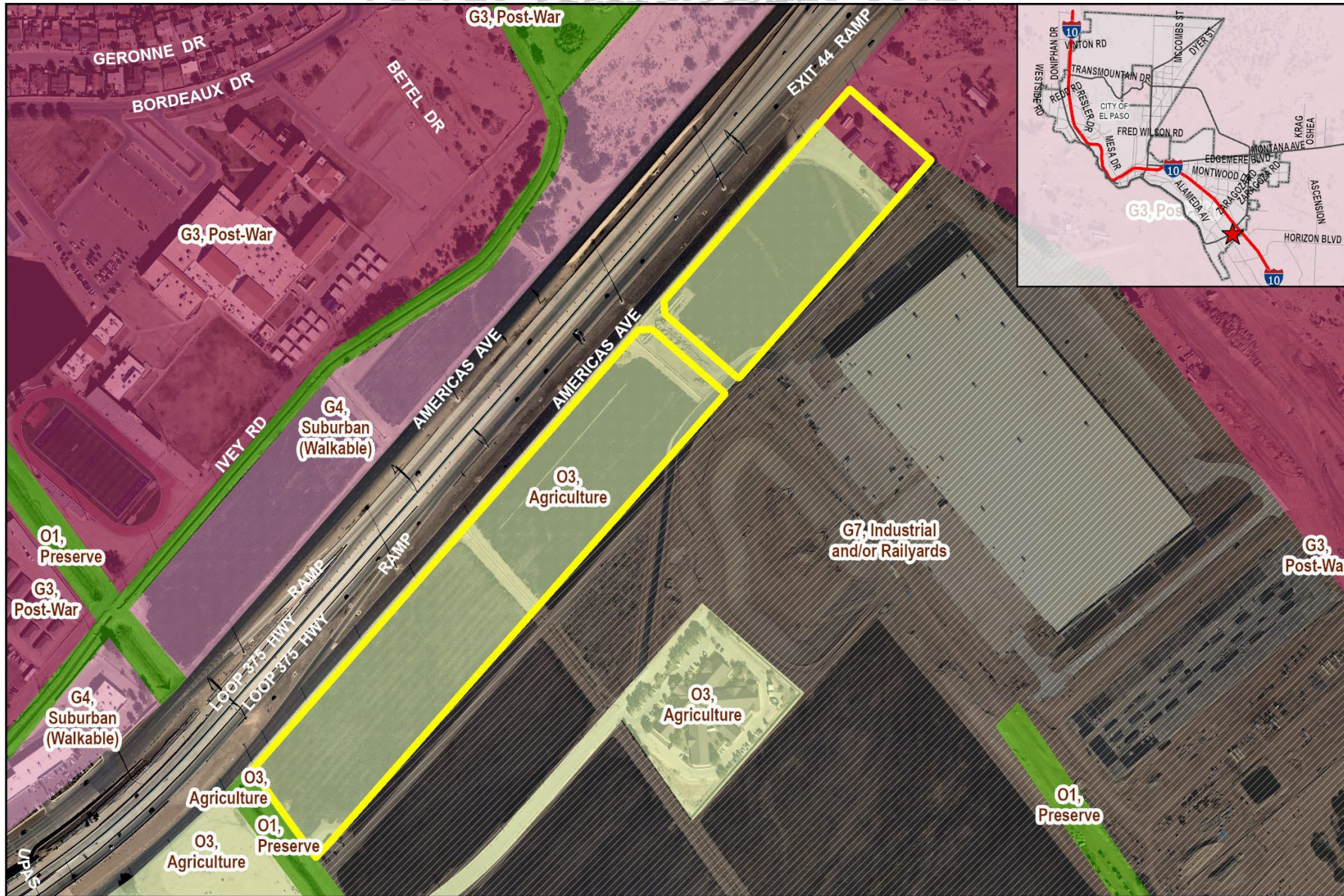
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 105 210 420 630 840 Feet





Existing Future Land Use Map

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 FLUM Amendment

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.

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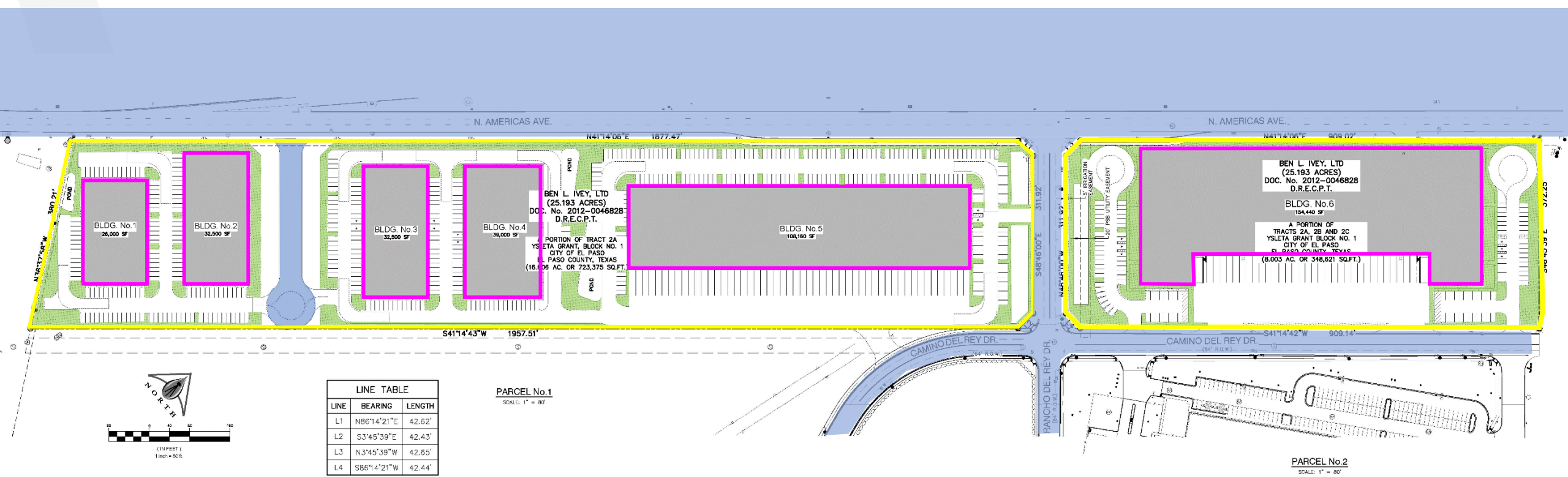
Zoning Map



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 Subject Property

Conceptual Plan





Subject Property

N

Surrounding Development



W

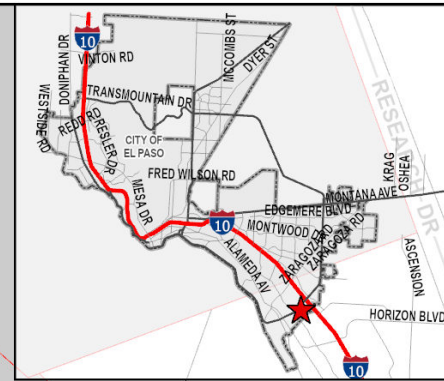
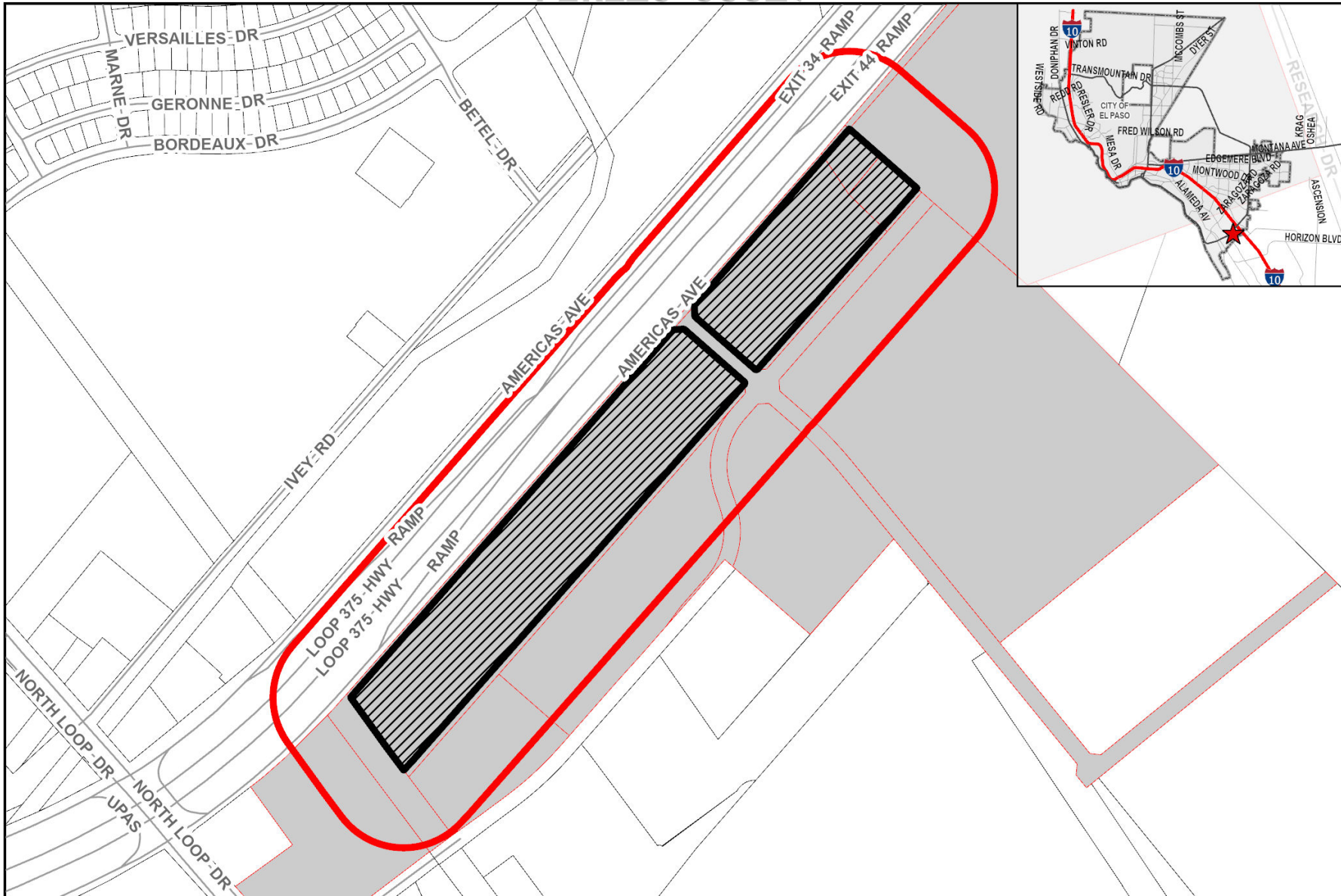
S

Public Input

- Property is within the boundaries of the Mission Valley Civic Association and Corridor 20 Civic Association.
- Notices were mailed to property owners within 300 feet on April 10, 2026.
- The Planning Division has not received any communication in support and opposition to the request.



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Notice Map
4 notices
14 properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties

0 125 250 500 750 1,000
Feet





Recommendation

Staff and CPC (6-0) recommend **approval** of the amendment to the future land use map

Staff and City Plan Commission (CPC) 6-0 recommend **approval** of the rezoning 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