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Defining the Future of our Community, Together

Juntos definiendo el futuro de Nuestra Comunidad

COMPREHENSIVE PLAN UPDATE

ENVISION EL PASO

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FUTURE LAND USE

Introduction to The Future Land Use Map and process for developing proposed updates

- Envision Introduction
- FLUM Purpose & Function
- Proposed Goals & Place Types
- Engagement Process
- Next Steps

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INTRODUCTION

ENVISION EL PASO

COMPREHENSIVE PLAN UPDATE

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OUR MISSION

Envision El Paso is our guide to fair, sustainable and resilient community investments, land development, mobility and growth management to improve economic growth and quality of life for all El Pasoans.



PROJECT THEMES

COMMUNITY PRIORITIES

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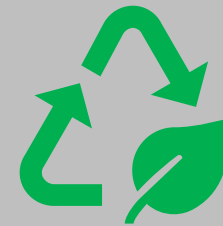
HOUSING AFFORDABILITY

- Creating options for renters and owners
- Supporting neighborly land uses
- Supporting people to live in their neighborhood of choice



MOBILITY CHOICE

- Access daily needs without the use of a car
- Creating options for getting around town regardless of your age or ability



SUSTAINABLE LIVING

- Mitigate the impacts of heat
- Work towards water conservation
- Take care of our open space



ECONOMIC DEVELOPMENT

- Attract employers
- Align land use with economic development opportunities
- Retain talent



FISCAL RESPONSIBILITY

- Focus on economically sustainable development patterns
- Enable the delivery & maintenance of efficient municipal services

PROJECT PROCESS

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Completed

VISION & GOALS FRAMEWORK

COMMUNITY PRIORITIES
FRAMEWORK

In Progress

We are
here

LAND USE PLAN
& MAP

INFRASTRUCTURE
MANAGEMENT & QUICK WINS

ECONOMIC DEVELOPMENT AND
HOUSING STRATEGY



FINAL PLAN

Interim Drafts for
Public Review

Draft Plan for
Public Review

Final Draft for
Public Review

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FUTURE LAND USE MAP

WHAT IS A FUTURE LAND USE MAP (FLUM)

A FLUM shows a community's **shared vision** regarding how **land will be used in the future**.

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- ☐ **Guides** land development decisions
- ☐ **Helps inform** zoning decisions, infrastructure planning, and long-term growth strategies
- ☐ Provides a **clear framework** for future growth, ensuring alignment with community goals

HOW IT WORKS

Relationship to Development

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The FLUM helps shape zoning codes and land-use regulations. It provides the ‘vision’ for how the city should grow and develop.

Zoning provides the ‘**regulations**’ for how to build and develop land through implementation of setbacks, building height, density, etc.

How Will the FLUM Be Used?

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Guiding Decision-Making



Setting the policy Framework

- Make informed decisions

Consistency in Planning

- Long-term vision

Informing Zoning and Regulations



Zoning Ordinance

- Ensure regulations governing zoning reflect community's vision

Land Use Designation

- Place Types to guide zoning

Guiding Infrastructure Improvements



Infrastructure Investments

- Identify areas where development will occur; helps prioritize investments

Creating a Shared Vision



Creating a Shared Vision

- Baseline how El Paso will change crucial for public engagement

Stakeholder Communication Tool

- Communicate the city's goals and priorities

REGULATION

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The City of El Paso is required to follow The Comprehensive plan in accordance with Texas Local Government Code :

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 213. MUNICIPAL COMPREHENSIVE PLANS

Sec. 213.001. PURPOSE. The powers granted under this chapter are for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.

Added by Acts 1997, 75th Leg., ch. 459, Sec. 1, eff. Sept. 1, 1997. Renumbered from Sec. 219.001 by Acts 2001, 77th Leg., ch. 1420, Sec. 12.002(2), eff. Sept. 1, 2001.

Sec. 213.002. COMPREHENSIVE PLAN. (a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

- Tx LGC Ch. 213 – Comprehensive plans
- EP Muni Code Ch. 19 – refers to Section 212 in the Tx LGC – for subdivision plats
- EP Muni Code Ch. 20– Administrative Direction

REGULATORY PROCESSES

Zoning Changes

- Zoning change requests to allow uses outside the current zoning are reviewed for consistency with the Future Land Use Map
- Change a property zoning from residential to offices
- Redesignating an area from industrial to residential for new housing developments

Special Permits

- Certain uses are only allowed if determined compatible with surrounding uses. The FLUM serves as a guideline to determine if conditional use aligns with future land use designation.
- Allowing a certain business type in a low intensity commercial classification

Subdivision/ Plat Reviews

- New subdivision applications are reviewed against the FLUM to ensure compatible future development designation
- Platting ensures that streets, utilities, drainage, and lot layouts meet city standards

Annexation Requests

- Annexation requests have to be reviewed with the FLUM to assess compatible land uses before recommending approval
- Annexation Applications

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Why Does El Paso Need a New Plan?

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The current land use framework of El Paso is set out in the Plan El Paso Comprehensive Plan, adopted in 2012. While this plan has served El Paso well, a lot has changed in the City since Plan El Paso was developed.

Recent Cases

SUMMARY OF REQUEST: The applicant is requesting an amendment to *Plan El Paso*, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-1, Preserve and O-3, Agriculture to G-7, Industrial and/or Railyards, to accommodate proposed industrial development.

SUMMARY OF STAFF'S RECOMMENDATION: Staff recommends **APPROVAL** of the request. The proposed development is in keeping with the character of the adjacent commercial and industrial development and the policies of *Plan El Paso* for the G-7, Industrial and/or Railyards Future Land Use designation.

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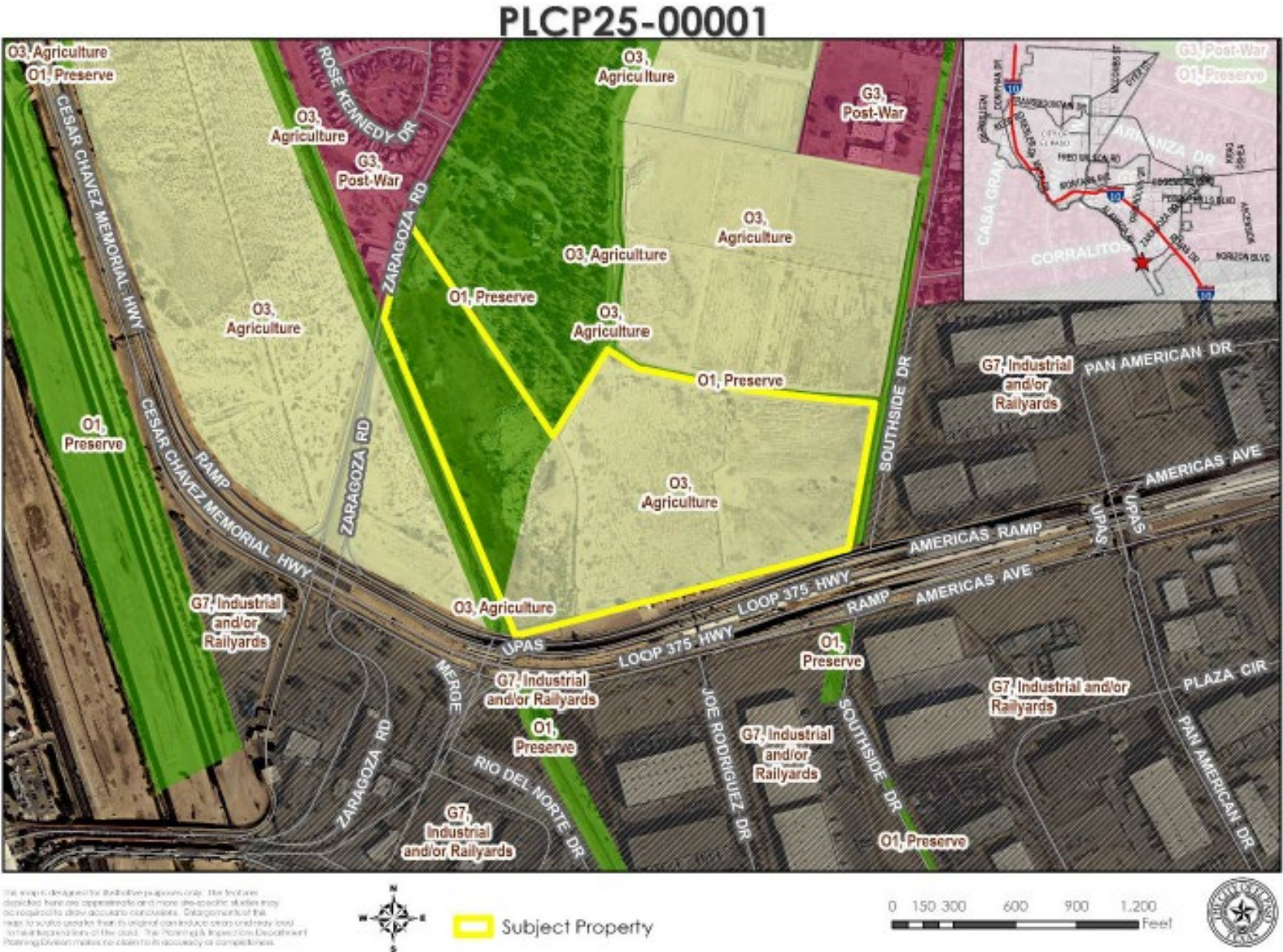


Figure A. Subject Property & Immediate Surroundings

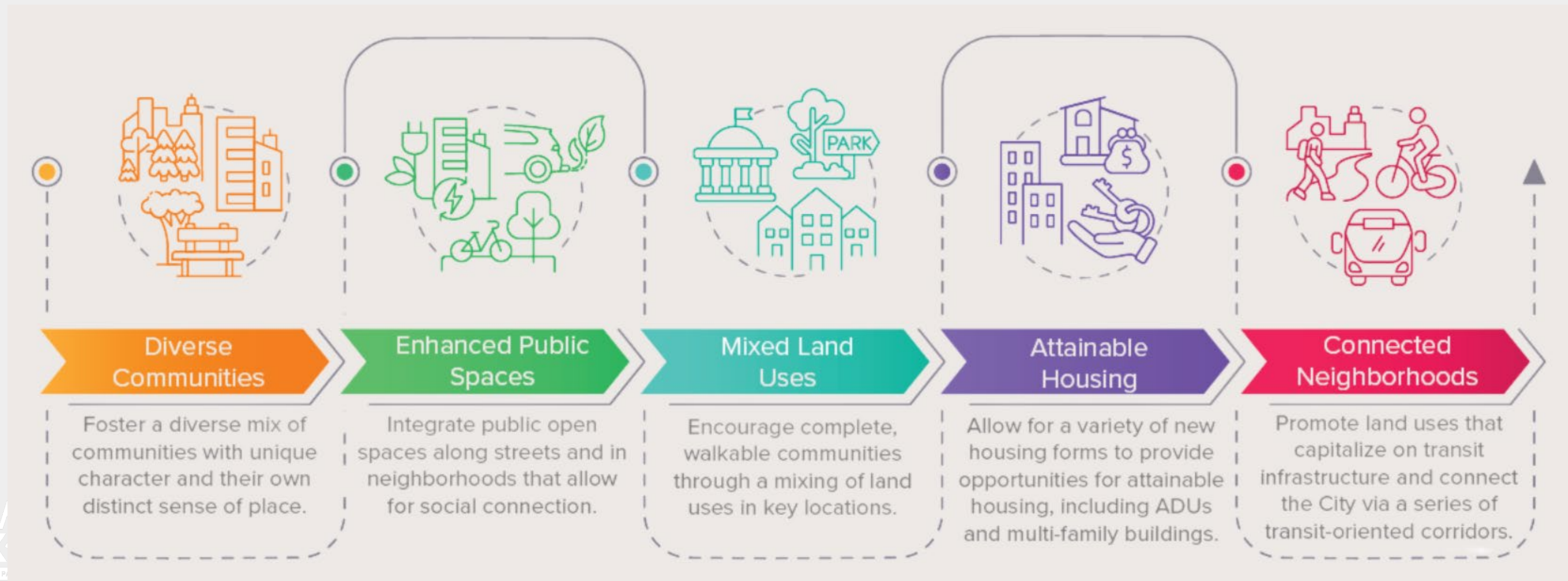
Additional Applications:

- Americas & Southside (2025):** Amend FLUM to change from O-1 Preserve and O-3 Agriculture to G-7 Industrial
- 300 Nevarez Road and 546 Inglewood Drive: adjust the FLUM designation from O-3 Agriculture to G-7 Industrial; rezone from R-F (Ranch-Farm) to C-4 (Commercial)
- 546 Inglewood: rezone from R-F (Ranch-Farm) to C-4 (Commercial) - Approved because it aligns with surrounding conditions & G-7 Industrial and/or Railyard land use designation in the FLUM

FUTURE LAND USE GOALS

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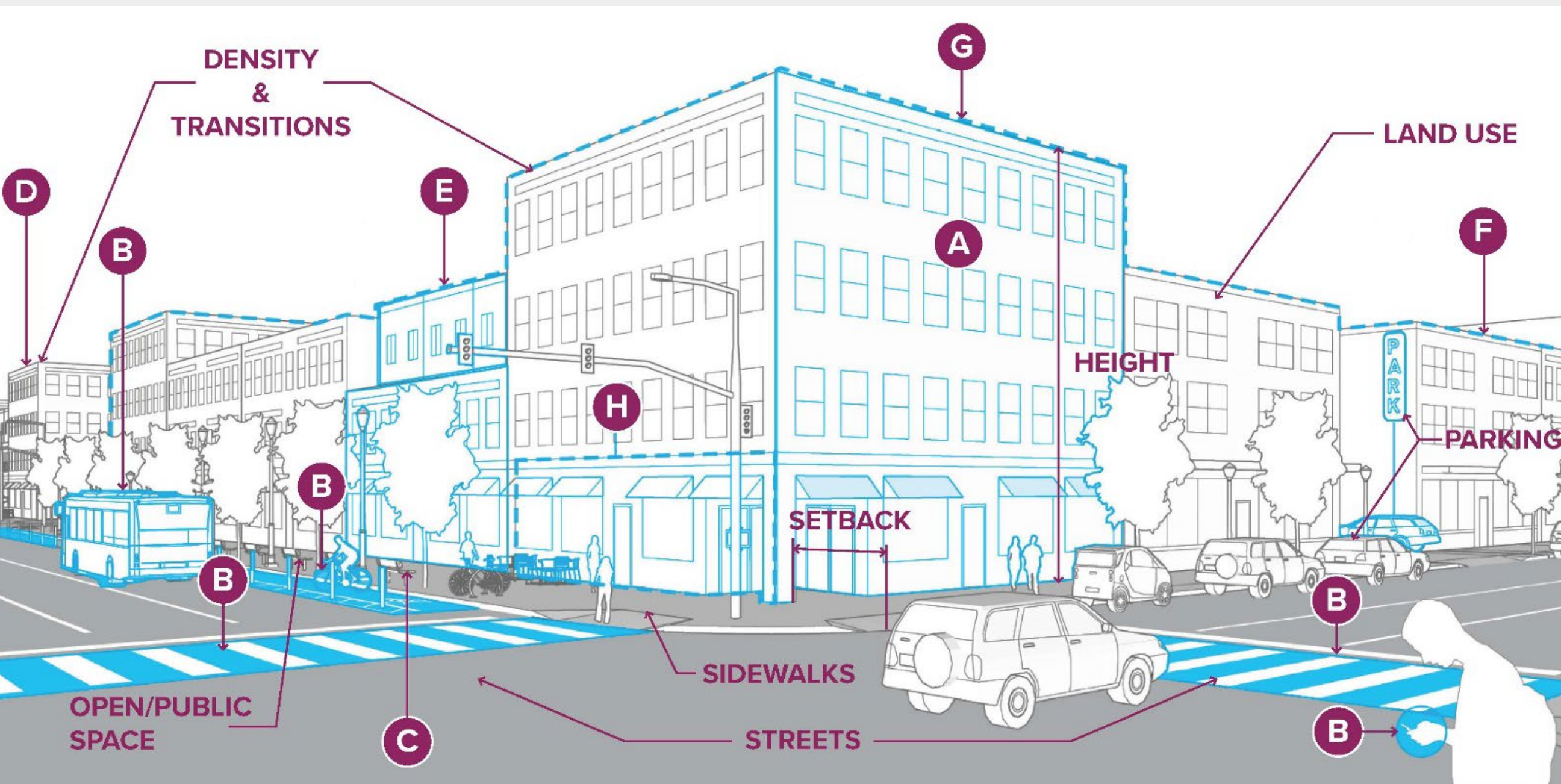
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WHAT IS A PLACE TYPE?

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Place types are made up of several **interrelated elements** and **characteristics** that describe the **physical**, **functional**, and **experiential** qualities of a place.

PLACE TYPES

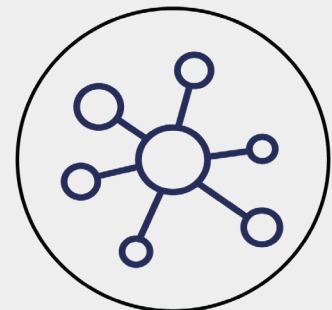
Criteria:



Character



Transitions



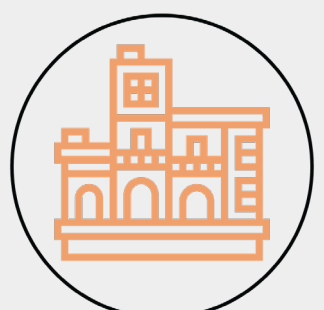
Street Types and
Connectivity



Typical Land Use



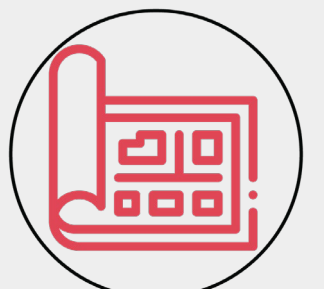
Public Realm



Built Form and Intensity



Adjacencies



Building Siting

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Place Types inform more refined parcel-based zones, setting out **guidance** for **built form, street and parcel patterns, connectivity networks, building placement,** and the incorporation of **open spaces.**

Each Place Type is comprised of several components, noted as the criteria to the left:

OUR PLACE TYPES

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Neighborhood

(Complete Neighborhoods, Urban Neighborhoods)



Corridor

(Regional Corridors)



Centers

(Neighborhood Centers, Urban Centers, and Downtown)



Employment

(Innovation, Light Manufacturing and Logistics and Heavy Industry)



Civic

(Civic and Institutional Activity Centers and Fort Bliss)



Open Space

(Natural and Open Spaces)

PLACE TYPES

Example:

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REGIONAL CORRIDOR

Regional Corridors are intended to transform currently auto-oriented retail and residential corridors into mixed-use and urban residential spines built to transit supportive densities.



 Character Regional Corridors are multi-modal linear corridors with population densities that support expanded transit. Retail uses are encouraged in the ground floor of residential buildings at strategic locations and key intersections. Buildings should meet the street with active uses that promote vibrancy and walkability.	 Street Types & Connectivity These Place Types encourage transit ridership and provide pedestrian networks that support high accessibility to nearby residential areas. The local street network is well-connected, with small blocks adjacent to the corridors and highly walkable connections along streets and between destinations. There are frequent opportunities for pedestrians to cross adjacent arterials, and the pedestrian network accommodates large groups of people.	 Public Realm A vibrant and pedestrian-friendly public realm is a key feature of this Place Type, with street trees and furniture. Public open spaces such as small parks, greenways, shaded parkways and transit plazas are an important feature and should be included to promote community gathering and provide communal open space for higher density living. Public open spaces should be supplemented by new developments providing open space, such as plazas, patios, and courtyards with climate-suitable landscaping.	 Adjacencies Regional Corridors provide higher density residential and commercial developments when compared to Neighborhood Centers and are located along arterials, connecting lower and higher-density Place Types. Regional Corridors are located near Complete Neighborhoods, Urban Neighborhoods, Neighborhood Centers, Urban Centers, the Downtown, and Innovation, Light Manufacturing and Logistics Place Types.
 Transitions Lower building heights and single use residential buildings are suitable for lower-order corridors and in areas that are currently predominantly residential. Mixed-use buildings are encouraged at key intersections and existing retail nodes.	 Typical Land Use Regional Corridors will typically consist of both residential and mixed-use commercial and residential uses built at medium densities. Civic uses may also be included to provide accessible neighborhood amenity.	 Built Form & Intensity - Regional Corridors are envisioned with low-rise and mid-rise residential and mixed-use buildings. - Building heights and density may vary by location. - A general height range of 3 to 7 stories is encouraged.	 Building Siting Residential buildings should incorporate consistent setbacks that provide small front yards with front entrances off the street. Mixed-use and commercial buildings are encouraged to incorporate minimal setbacks with active uses at grade to create vibrant, multi-modal streets. Architectural articulation, particularly at ground level, should express a finer grained urban fabric.



Mixed-use buildings provide retail amenities at key locations.



Smaller-scale apartment buildings ease transitions to lower-density neighborhoods.



Surface parking should be discrete, and placed away from streets.

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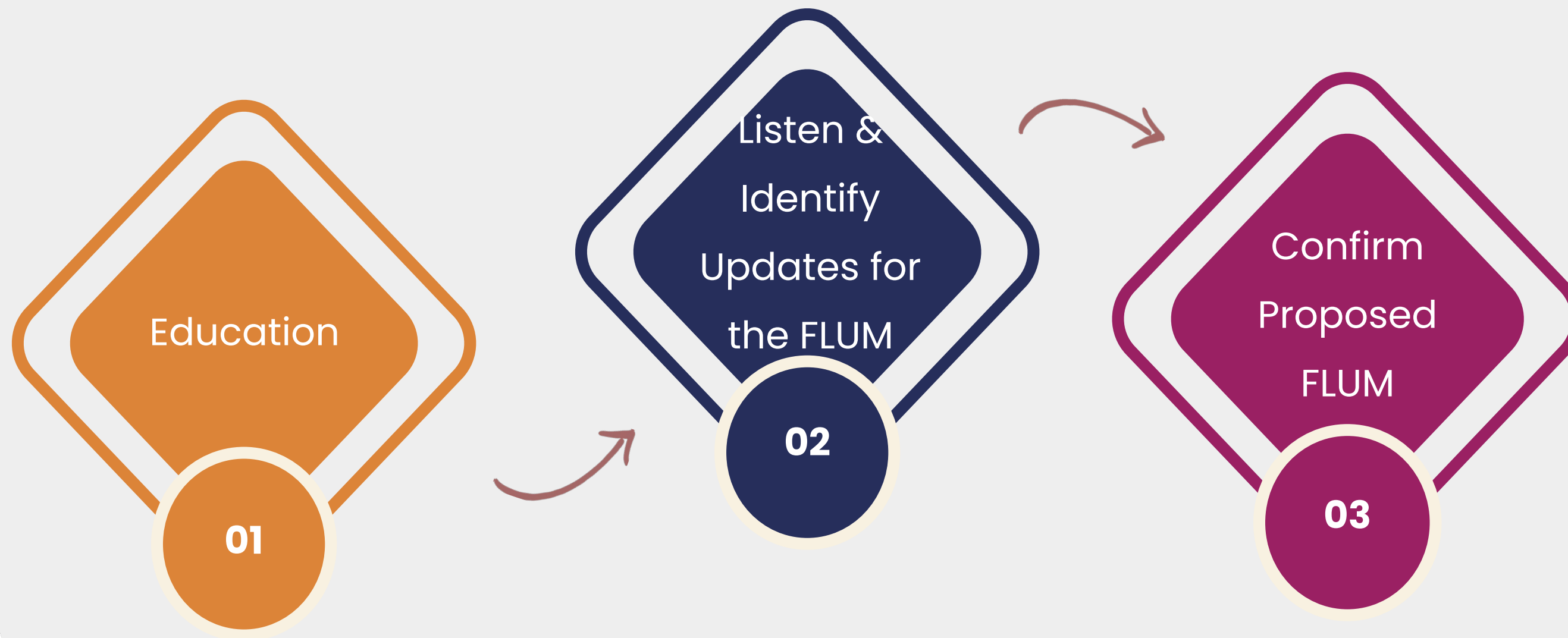
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ENGAGEMENT PROCESS

FUTURE LAND USE ENGAGEMENT GOALS

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FUTURE LAND USE

PHASE I ENGAGEMENT

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WHAT WE HEARD

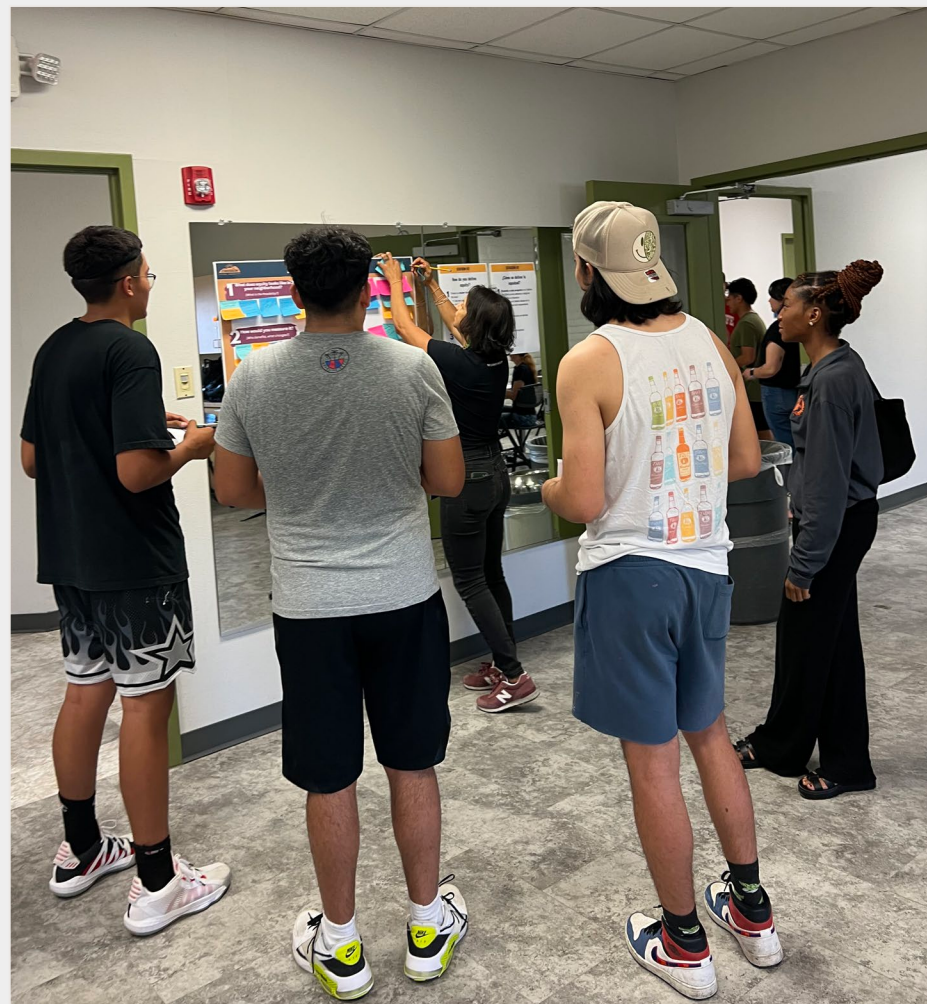
COMMUNITY
WORKSHOPS



PLACE TYPES

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WHAT WE HEARD

PLACE TYPES

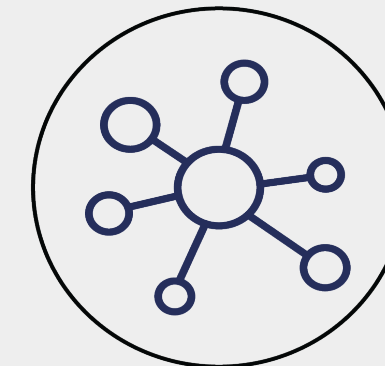
- **Neighborhood Amenities:** access to more things to do; rec centers, restaurants, gathering spaces, markets etc.
- **Walkability;** improved sidewalks, access & connectivity
- **Mixed use developments;** diversify use of space or buildings

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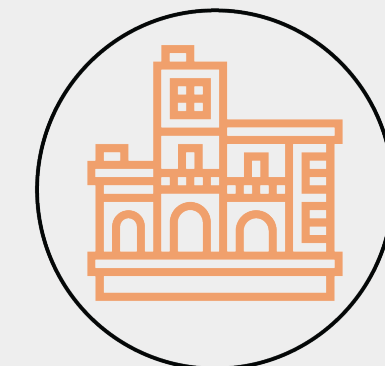
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Character



Street Types and Connectivity



Built Form and Intensity



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FLUM WORKSHOP



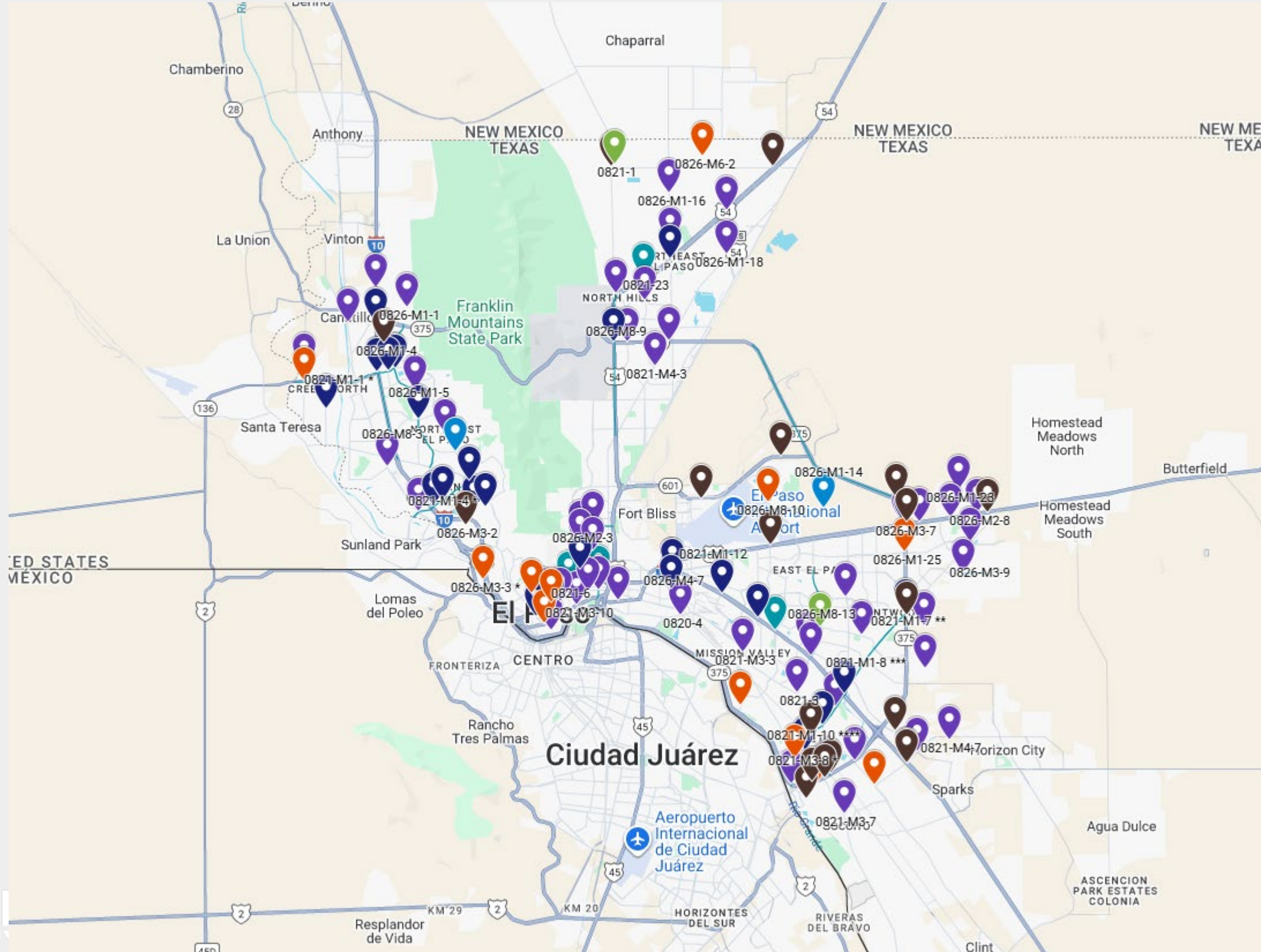
PLACE TYPE MAPPING



WHAT WE HEARD

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Key Takeaways

- ❑ **Open Space:** access to and more green spaces
- **Connectivity & Walkability:** have places/experiences near where they live; build sense of belonging
- **Neighborhood serving commercial:** support local business and have access to essential amenities

Map shows locations of comments for place types from the public

OUTLOOK



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METHOD

DELIVERABLE

COMMUNITY
WORKSHOPS



COMMUNITY PRIORITIES &
LAND USE UPDATES

FLUM
WORKSHOPS



PLACE TYPES AND
MAPPING

Who engaged

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Land Use Discussions

Planning & Inspections

Economic & International Development

Capital Improvement Department

Developer's Focus Group

GEPAR

MIMCO

Integrity Asset Management

Hunt Companies

Thunderbird Management Consulting

Tropicana

HOME

Southwest Land Development

Franklin Mountain Investments

El Paso County

FUTURE LAND USE

PHASE II ENGAGEMENT

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WE ARE HERE

ENGAGEMENT TIMELINE

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WE ARE HERE

Update Place Types & Validate

Make updates to Place Types reflecting community input

Introductory Workshops

Phase 1:
Educational Workshops

Input Workshops

Phase 2:
Input to Place Types

Update FLUM & Adopt

PROJECT PROCESS

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Coming up...

FLUM Engagement

District 3: Community Meeting
November 5, 2025

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Housing

- Needs Assessment
- Draft Strategy

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Reach out to us at
EnvisionEP@elpasotexas.gov