



## ITEM 30 & 31

North of Inglewood Dr. & West of North Loop Dr.

Future Land Use Map Amendment  
Rezoning

PLCP21-00005

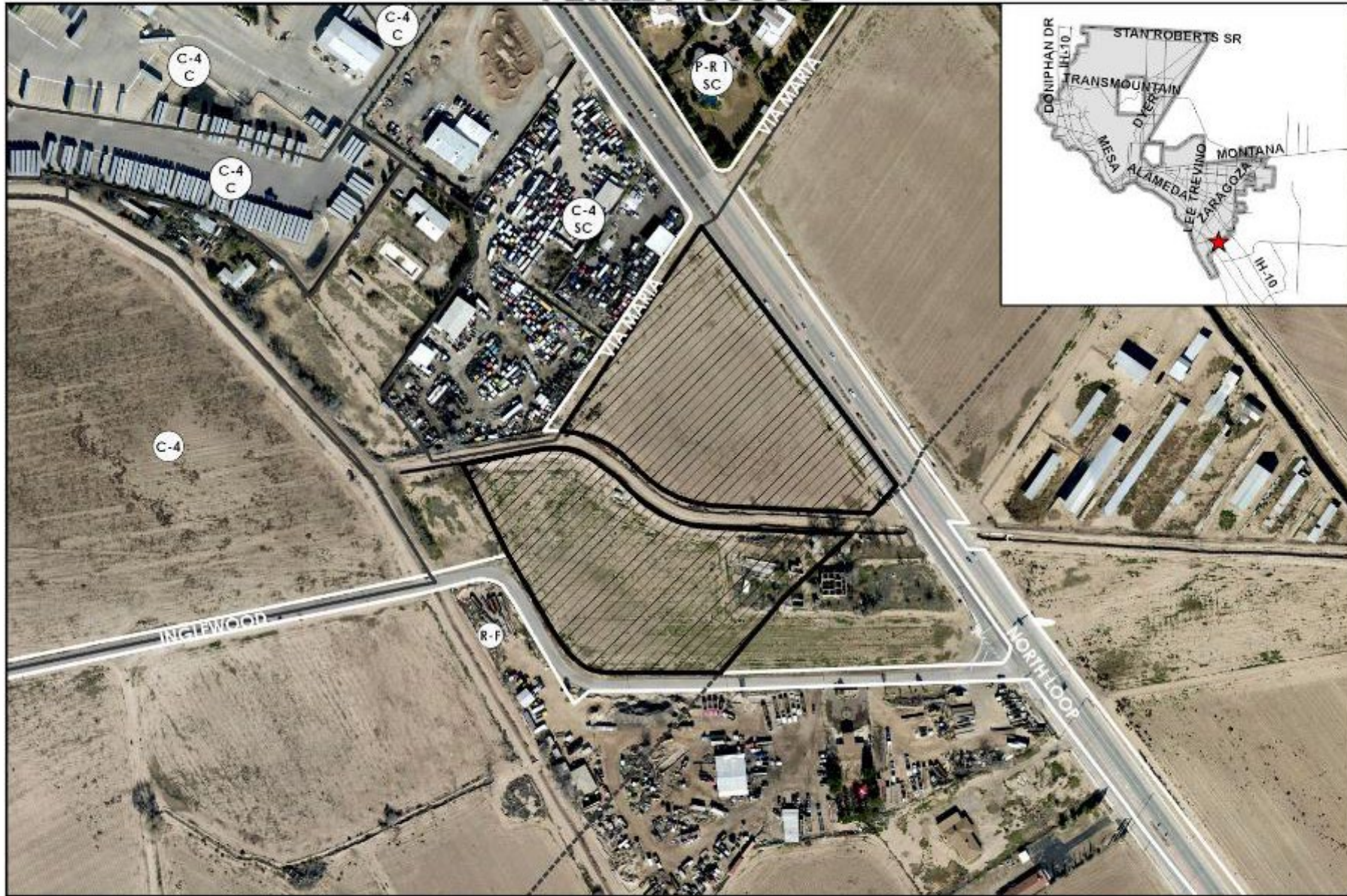
PZRZ21-00035



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso


PZRZ21-00035



# Aerial

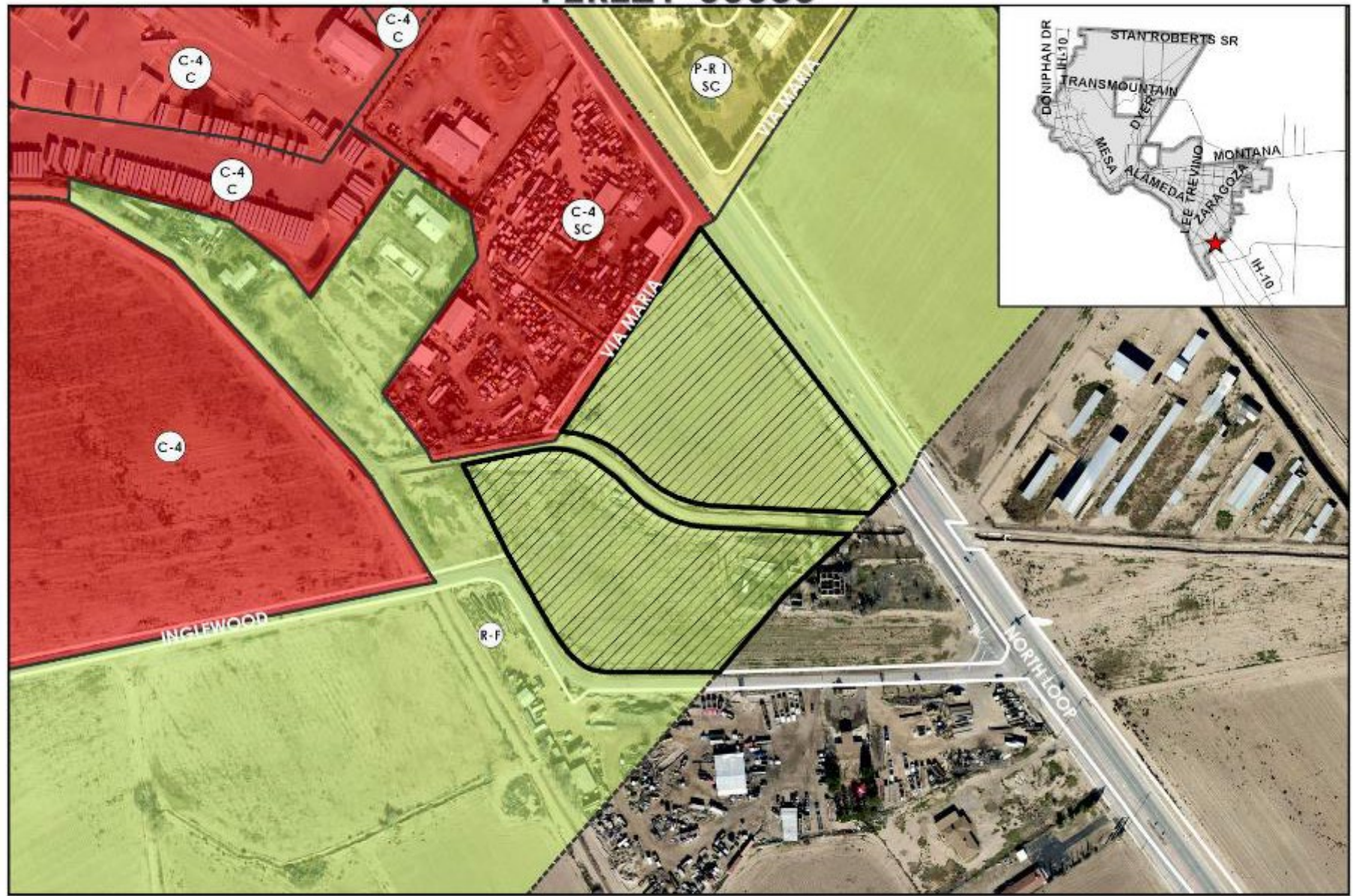
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can include errors and may lead to misinterpretations of the data.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



 Subject Property



# Existing Zoning



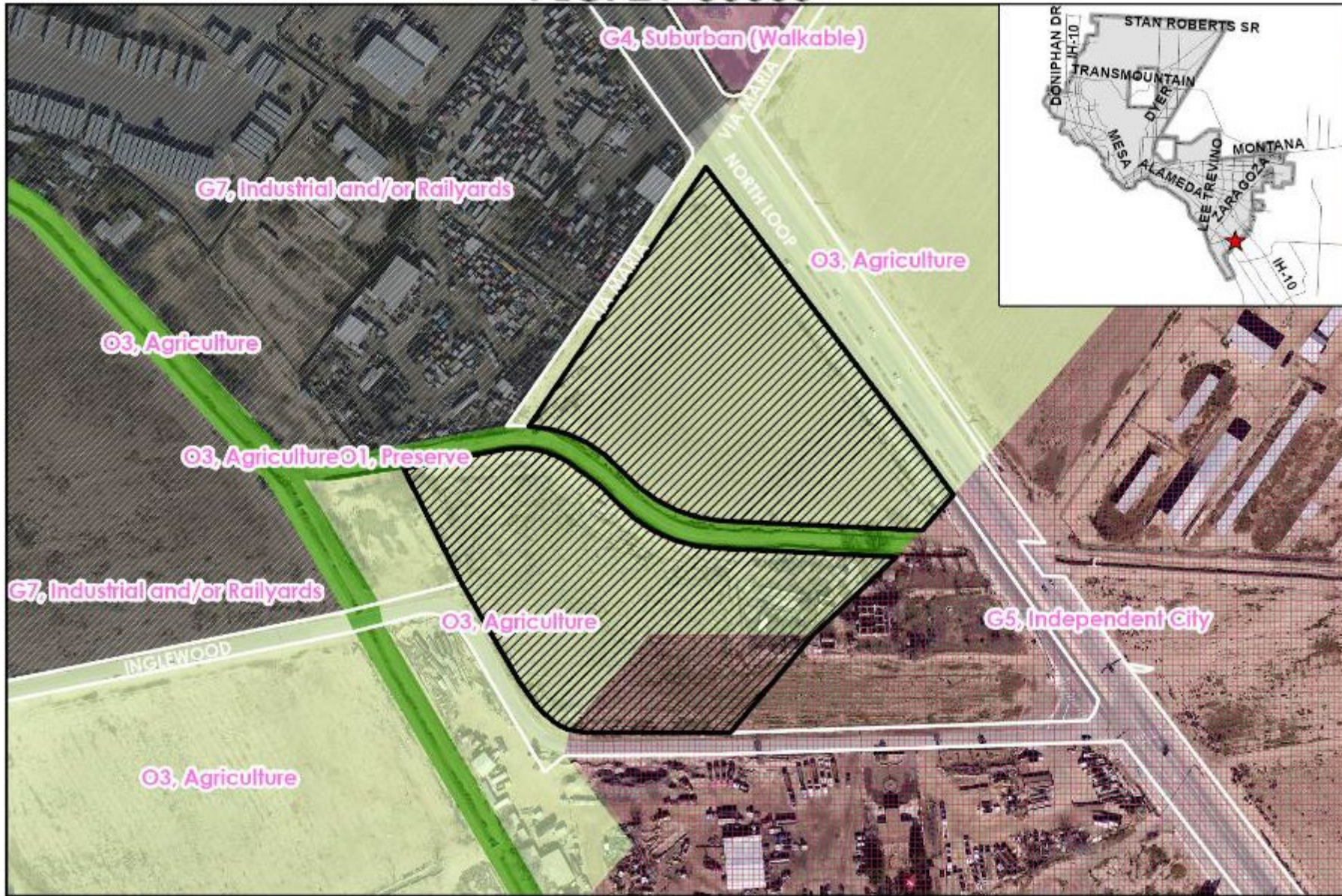
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Subject Property



# Future Land Use



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Subject Property



# Definitions

## Future Land Use Map (FLUM)

- Laid out in *Plan El Paso*
- Guide to form, direction, and timing of future growth
- 2 sectors – open space and growth

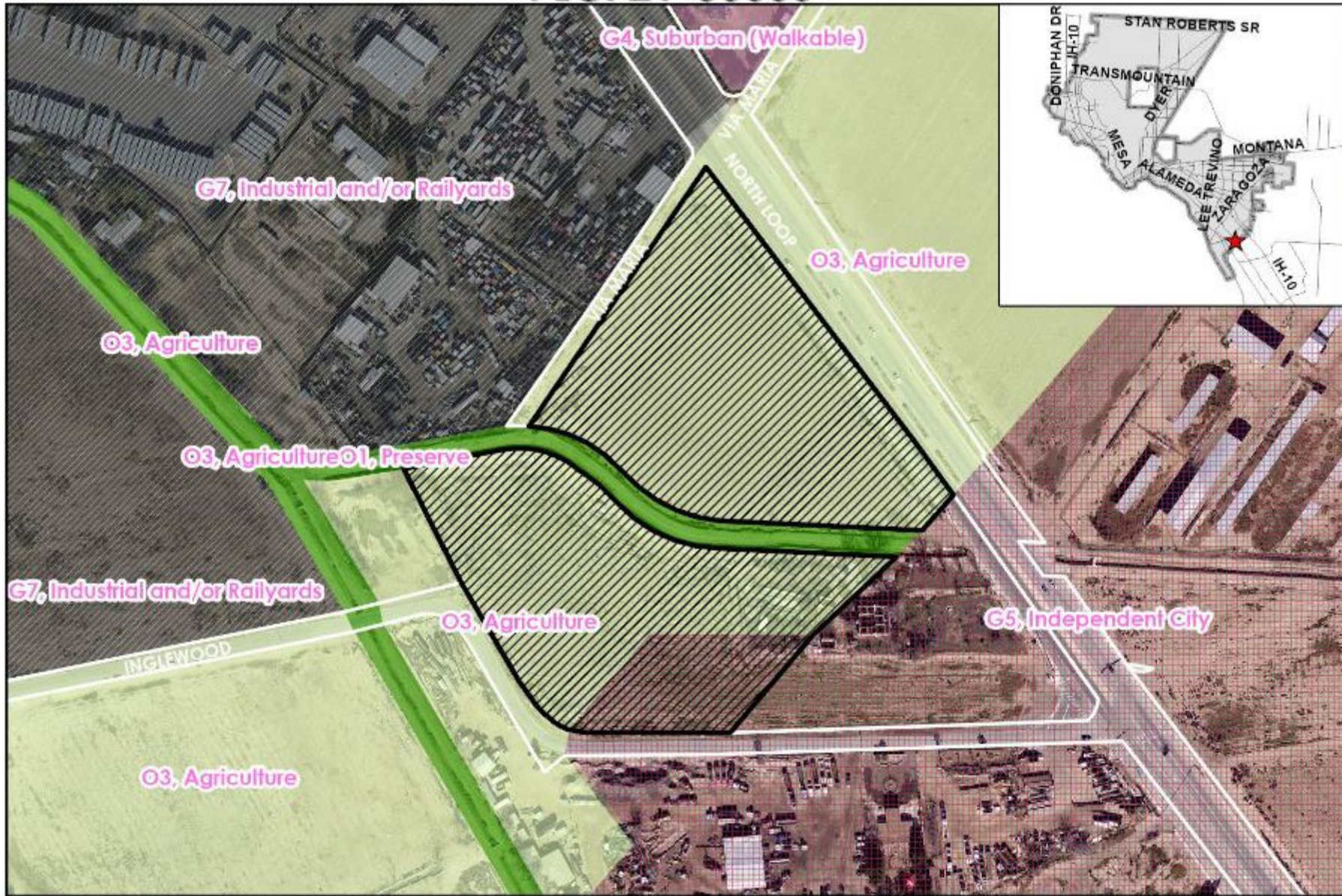
## **O-3, Agriculture**

- Farmland within the Rio Grande Valley

## **G-4, Suburban (Walkable)**

- Modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers.

# PLCP21-00005



## Future Land Use (Current)

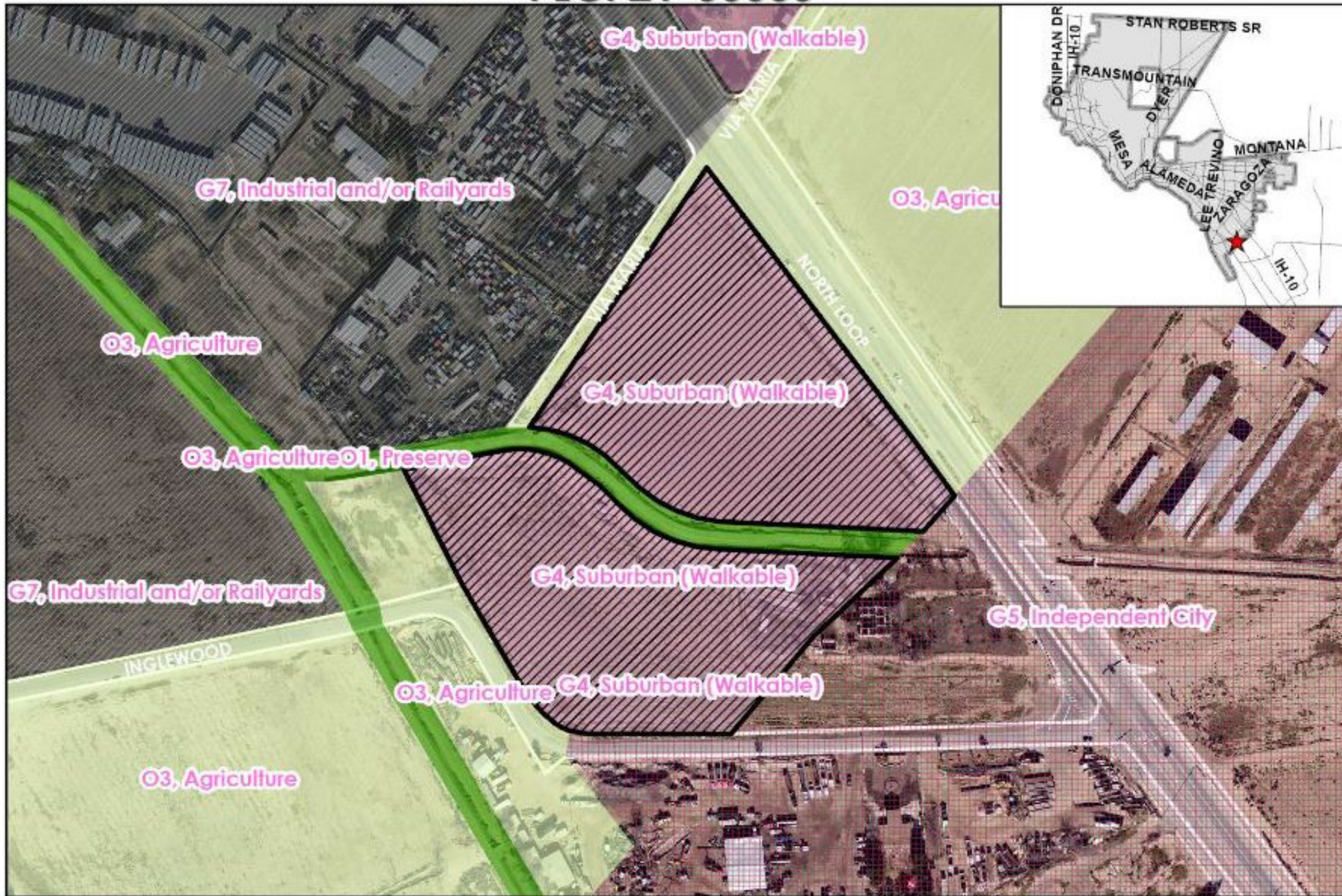
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 Subject Property



# PLCP21-00005



## Future Land Use (Proposed)

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 Subject Property



# Conceptual Plan







# Subject Property

# Surrounding Development



N



W



S

E



# Public Input

- Notices were mailed to property owners within 300 feet on February 10, 2022.
- The Planning Division has not received any communications in support nor opposition to the request.





## Recommendation

- Staff recommends approval of the Future Land Use request.
- Staff recommends approval of the rezoning request with the following conditions:

*1) Prior to the issuance of building permits a detailed site development plan shall be submitted and approved as per the El Paso City Code; and,*

*2) Prior to building permits, land shall be dedicated for the extension of Via Maria over the lateral and to connect to Inglewood Dr., dedication and construction shall be in accordance with Title 19, the City's Subdivision Ordinance.*



## 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