



CC 31

3113 N. Lee Trevino Dr. Rezoning

PZRZ24-00028

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00028



Aerial

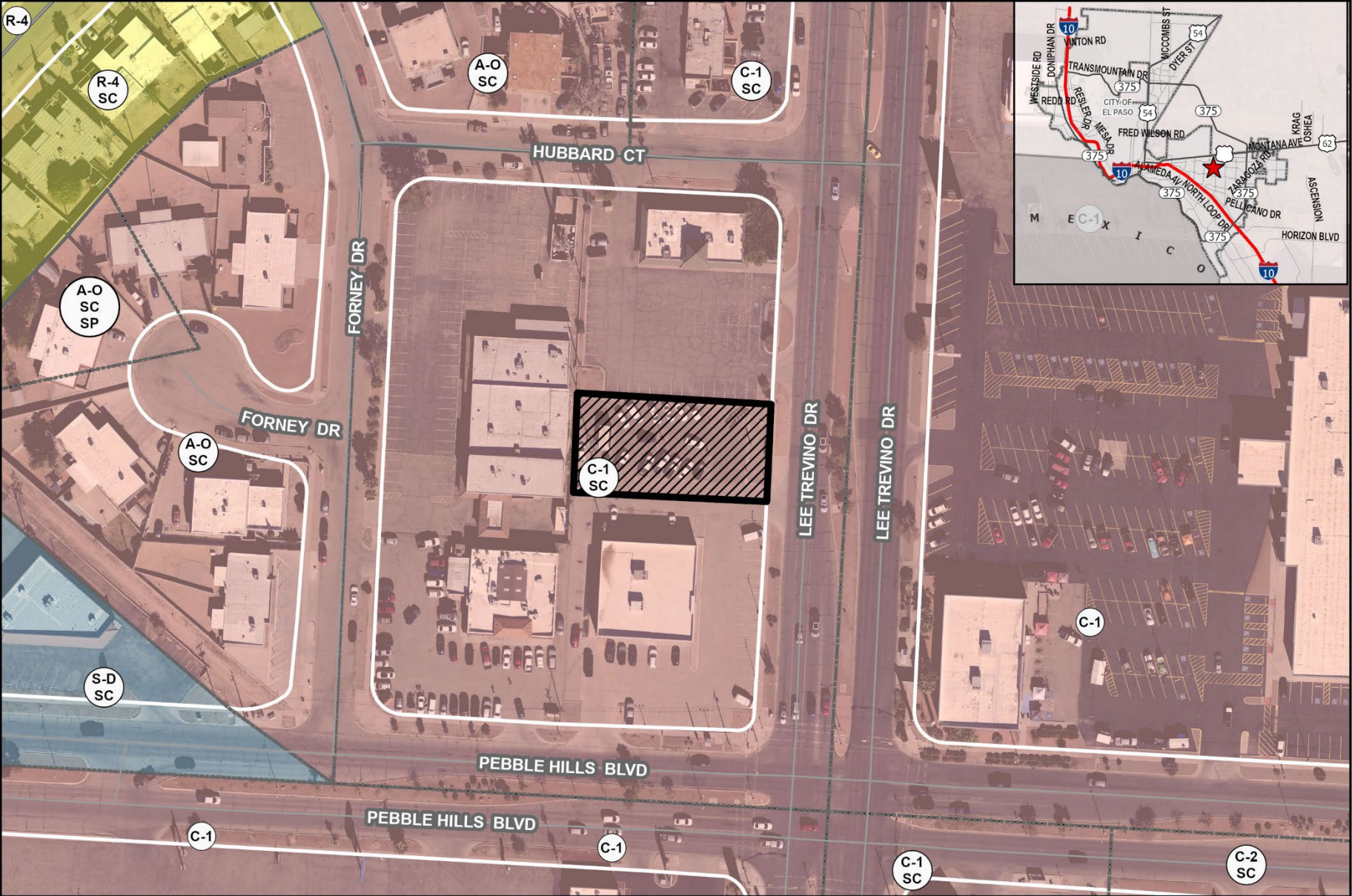
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 25 50 100 150 200
Feet





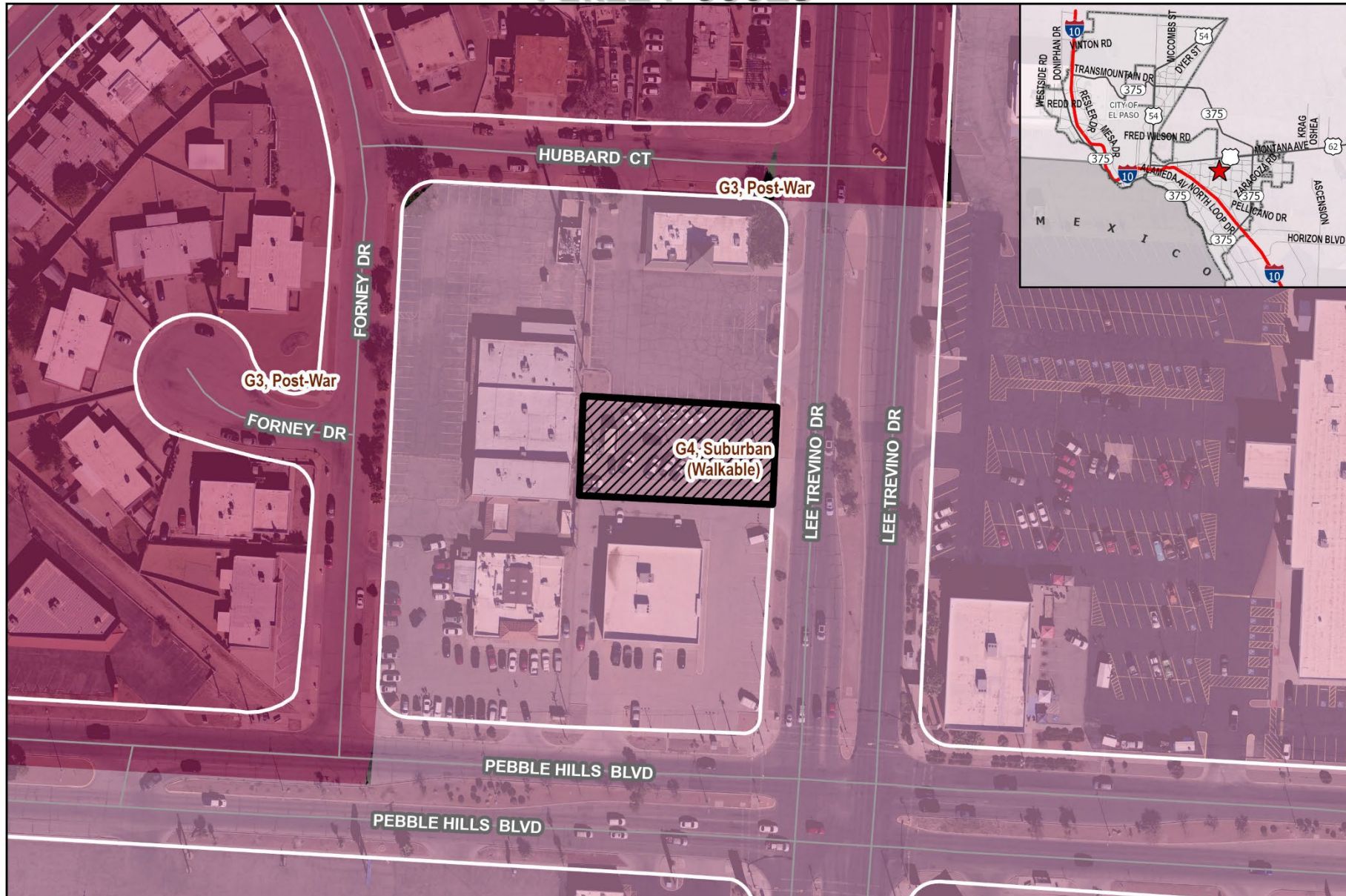
Existing Zoning

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Subject Property





Future Land Use Map

G-4, Suburban (Walkable):

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.

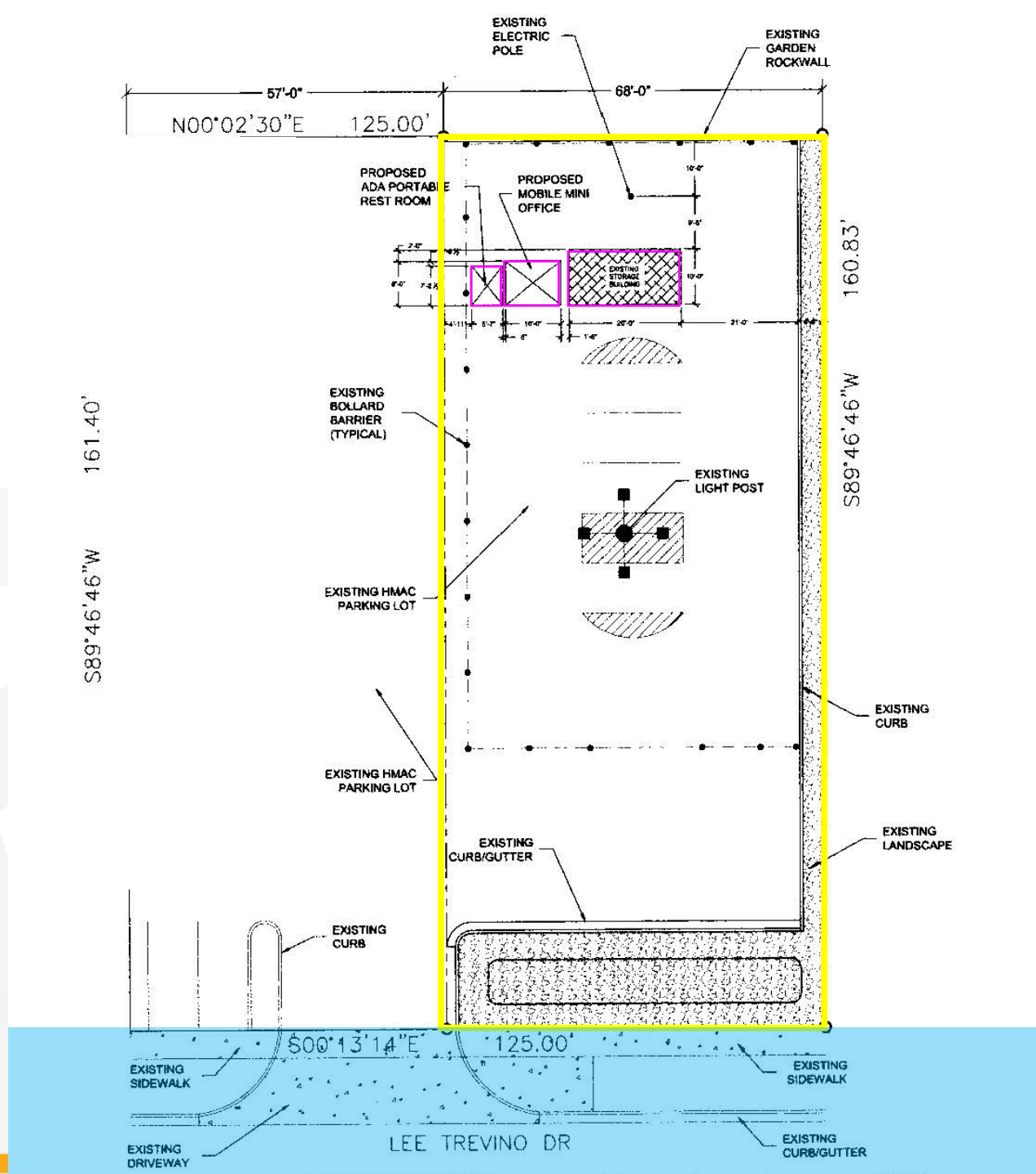
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 Subject Property

0 25 50 100 150 200
Feet





Conceptual Plan

Subject Property



Surrounding Development



N



W

S



Public Input

- Notices were mailed to property owners within 300 feet on April 24, 2025.
- The Planning Division received one (1) in-person comment in support to the request at the City Plan Commission meeting.



Recommendation

Staff recommends **DENIAL** of the request for the following reasons:

- The proposed zoning district and use intensity are not compatible with existing surrounding restaurants, retail, medical offices, duplexes, and offices.
- The rezoning request does not meet the character nor furthers the policies of the **G-4, Suburban (Walkable) Future Land Use Designation per *Plan El Paso***, which aims “*to supplement the limited housing stock and add missing civic and commercial uses*” to support the neighboring areas.

City Plan Commission (5-2) recommended **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

Evaluation of Uses and Conditions

Uses not in character with area:

1. Contractor Yard
2. Automotive Repair Garage
3. Automobile/Light Truck (Sales, Service, Storage and Rental)
4. Motor Vehicle Repair, Major
5. Material Sales
6. Correctional Facility
7. Testing laboratory

Evaluation of Uses and Conditions

Conditions considered:

- No parking, vehicular storage or display permitted within ten feet (10') of the front property line abutting Lee Trevino.
- Maintenance, repair, or storage of any type of vehicles is strictly prohibited on the property.
- That a detailed site development be approved per code prior to the issuance of any building permits or licenses.
- Restriction of uses (Contract Zoning)



Surrounding Development (North)



Surrounding Development (North)

Surrounding Development (North)



Surrounding Development (East)



Surrounding Development (East)





Surrounding Development (South)

Surrounding Development (South)



Surrounding Development (West)



Surrounding Development (West)



Surrounding Development (West)

