



ITEMS 35 & 36

South of Winn Road and East of Southside Road Future Land Use Map Amendment And Rezoning

PLCP24-00001 & PZRZ23-00012

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00012



Aerial



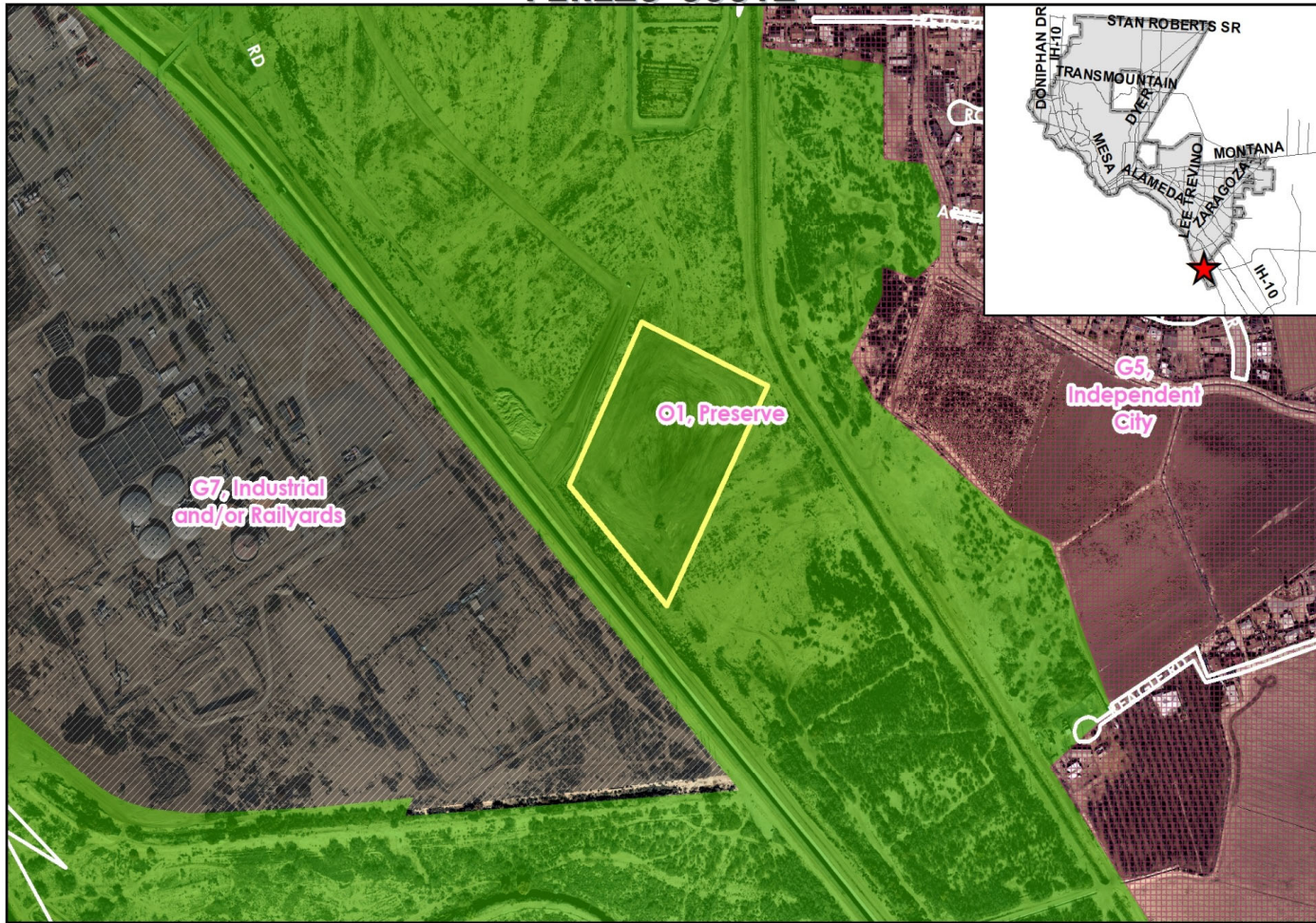
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



0 50 100 200 300 400 Feet



PZRZ23-00012



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Subject Property

0 190 380 760 1,140 1,520 Feet



Future Land Use Map (FLUM)

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.

Request change to G-7 Industrial

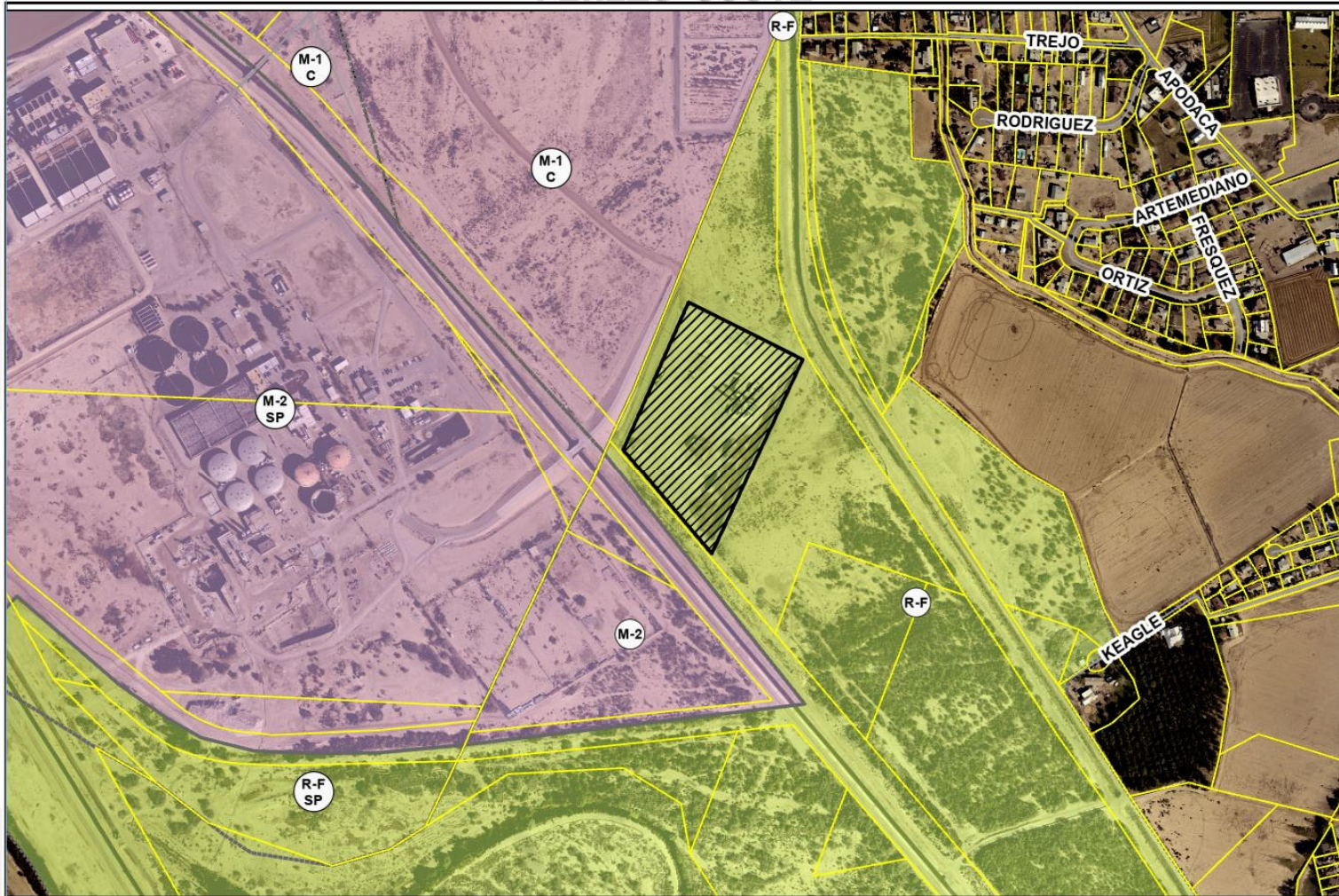
- Free-standing industrial uses

Open Space Master Plan (COEP)



Area 2B (Southeast Portion) - Areas along and adjacent to the right of way of the Border Highway create an opportunity for a "bosque" along the Rio Grande in the Mission Valley area.

PZRZ23-00012



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0 50 100 200 300 400 Feet



Rezoning

Current Zoning
R-F (Ranch-Farm)

Request to rezone to
M-1(Light Manufacturing)

PAN AMERICAN INDUSTRIAL CONCEPTUAL SITE PLAN

BEING A PORTION OF TRACT 12-B,
BLOCK 24, SOCORRO GRANT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS
CONTAINING: 10.003± ACRES

Conceptual Plan

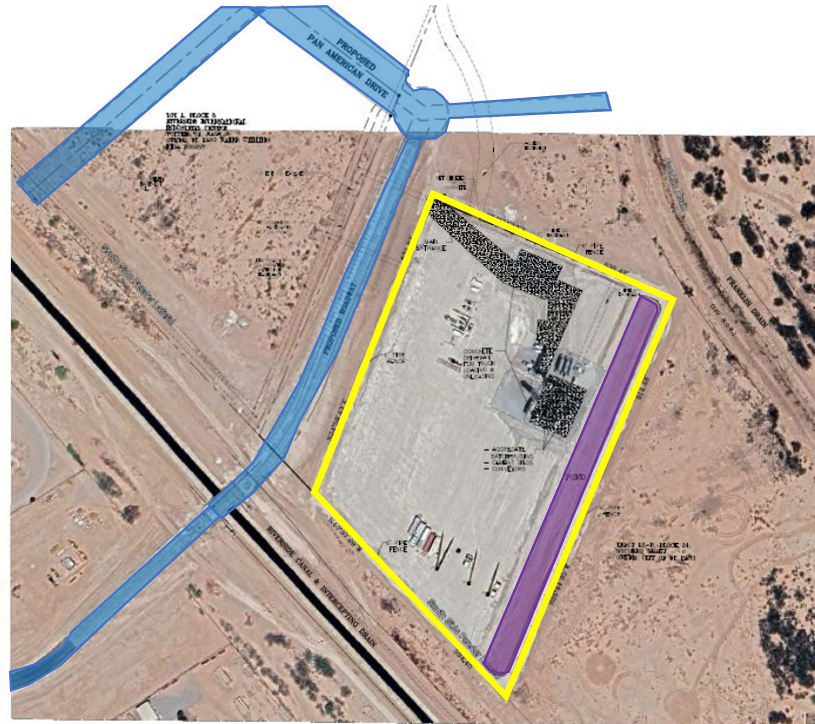
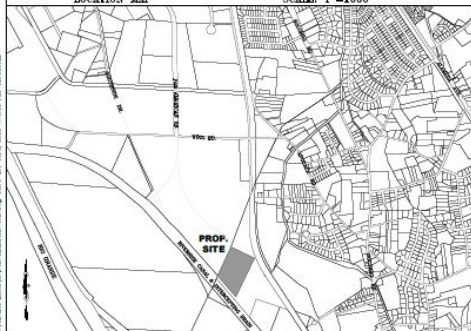
PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	10.003	M-1	R-3

PROPOSED ZONING

M-1

FRONT YARD 10 ft.
REAR YARD 10 ft.
SIDE YARD 10 ft.
Abutting a residential or apartment district
SIDE SETBACK 10 ft.
SCREEN

LOCATION MAP SCALE: 1"=1000'



PZRZ23-00012



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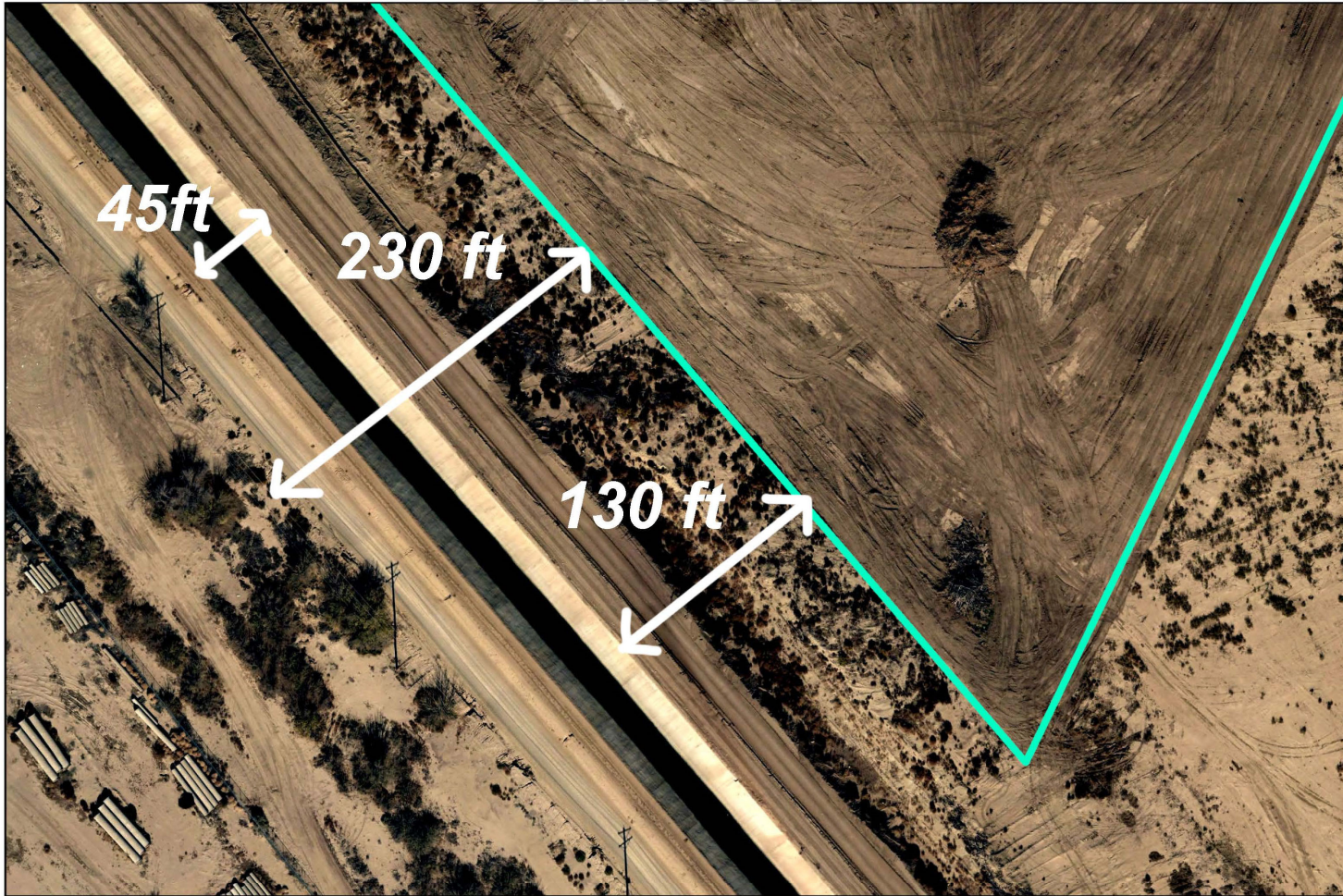


 Subject Property

0 110 220 440 660 880 Feet



PZRZ23-00012



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 Subject Property

0 15 30 60 90 120
Feet







Subject
Property

Surrounding Development



W



N



S



Public Input

- One (1) email in support of the rezoning;
- Eight (8) emails in opposition of the FLUM amendment
- Fourteen (14) emails of opposition to the rezoning request.
 - ✓ Applicant conducted outreach with neighborhood association representatives through site visits, email and in-person meetings as well.
 - ✓ On-site in-person meetings with neighborhood representatives and Sierra Club members
 - ✓ Responded to all communication





Recommendation

City Plan Commission

- Motion to deny did not receive a second
- Motion to approve was seconded, failed on 3 to 4 vote

Staff recommends approval with the following condition:

- Detailed Site Development Plan approval prior to any permanent certificates of occupancy or completion



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

April 24, 2024, 11:13 AM



PSB/EPWU

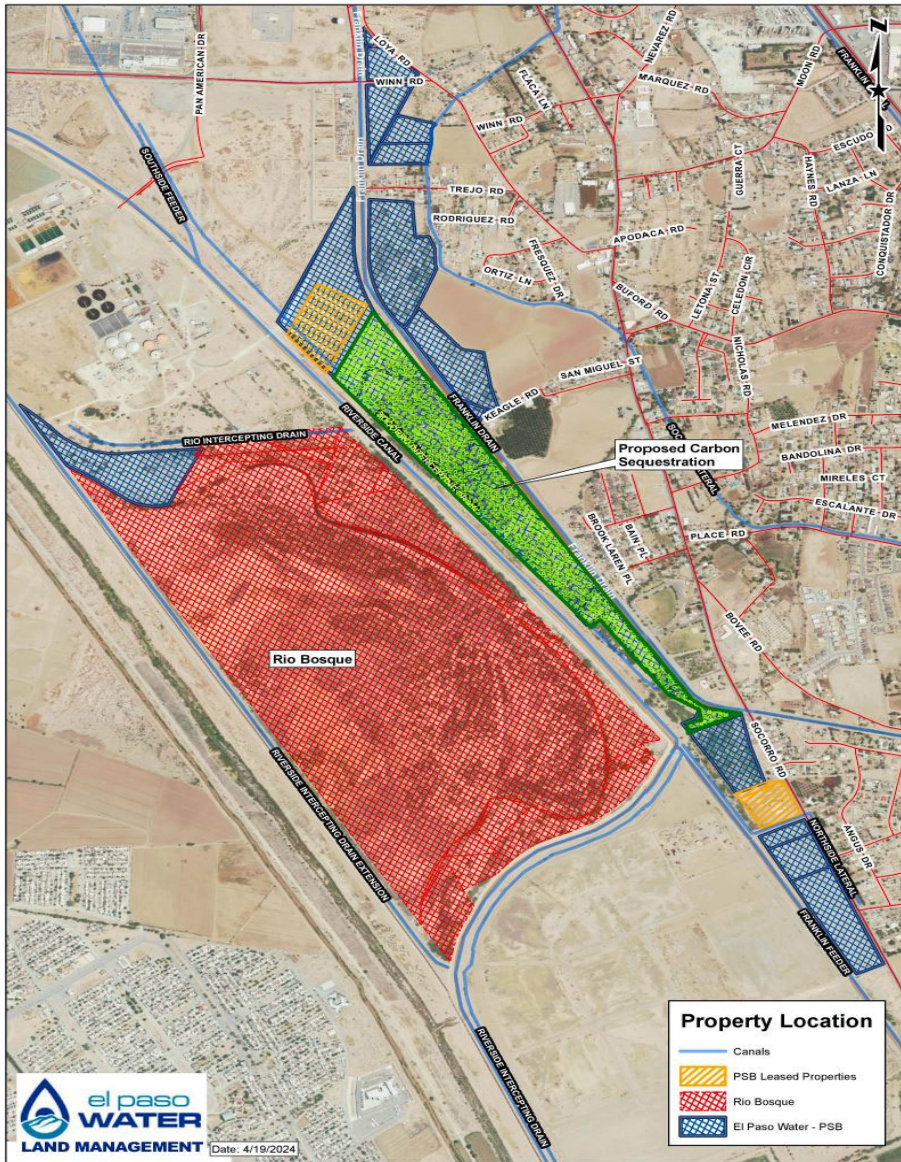


April 24, 2024, 11:10 AM



PSB/EPWU

Carbon Sequestration Area



PSB/EPWU