



ITEM 22

# North Desert and Transmountain Rezoning

PZRZ25-00023





## 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.

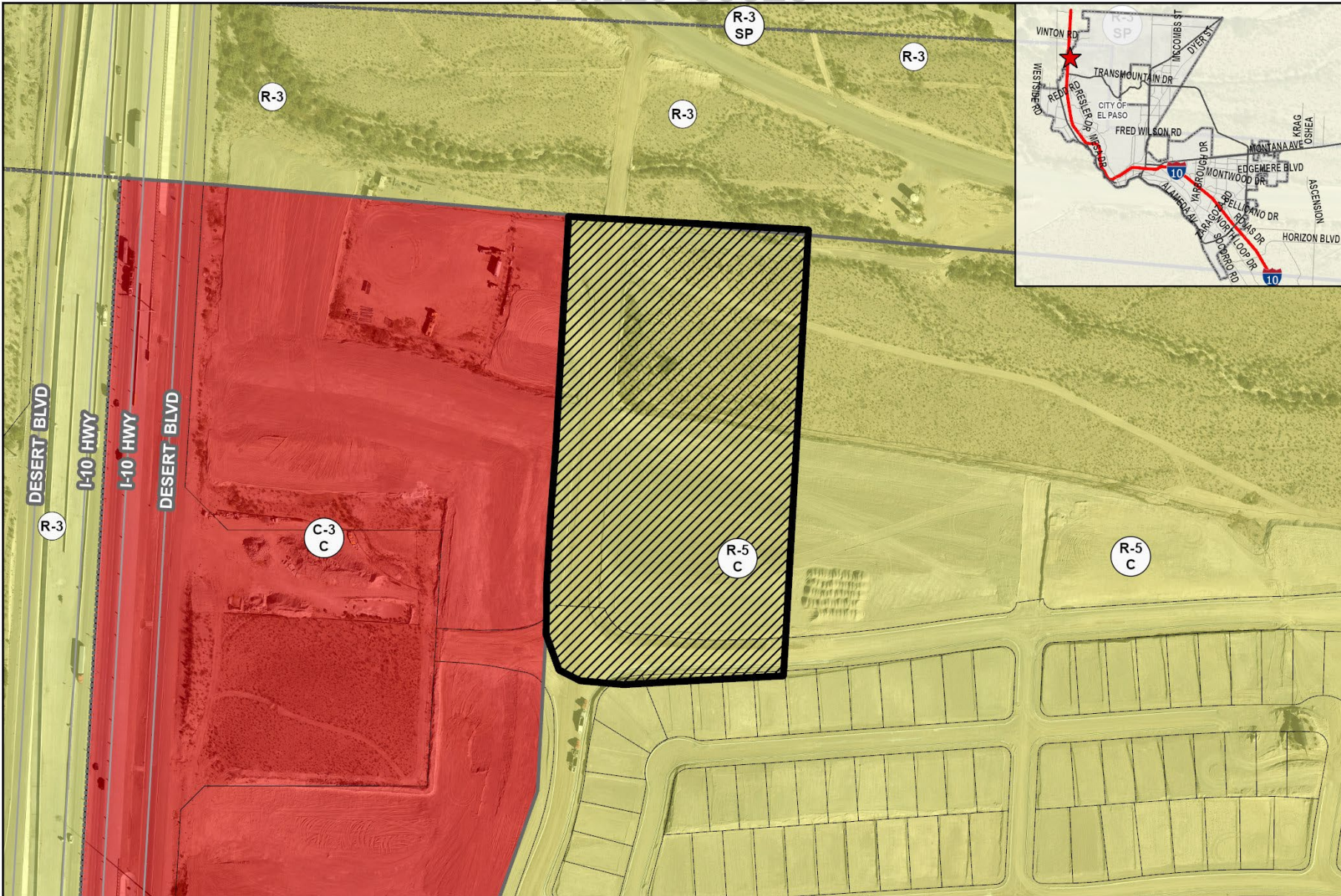


 Subject Property

0 165 330 660 990 1,320 Feet



# PZRZ25-00023



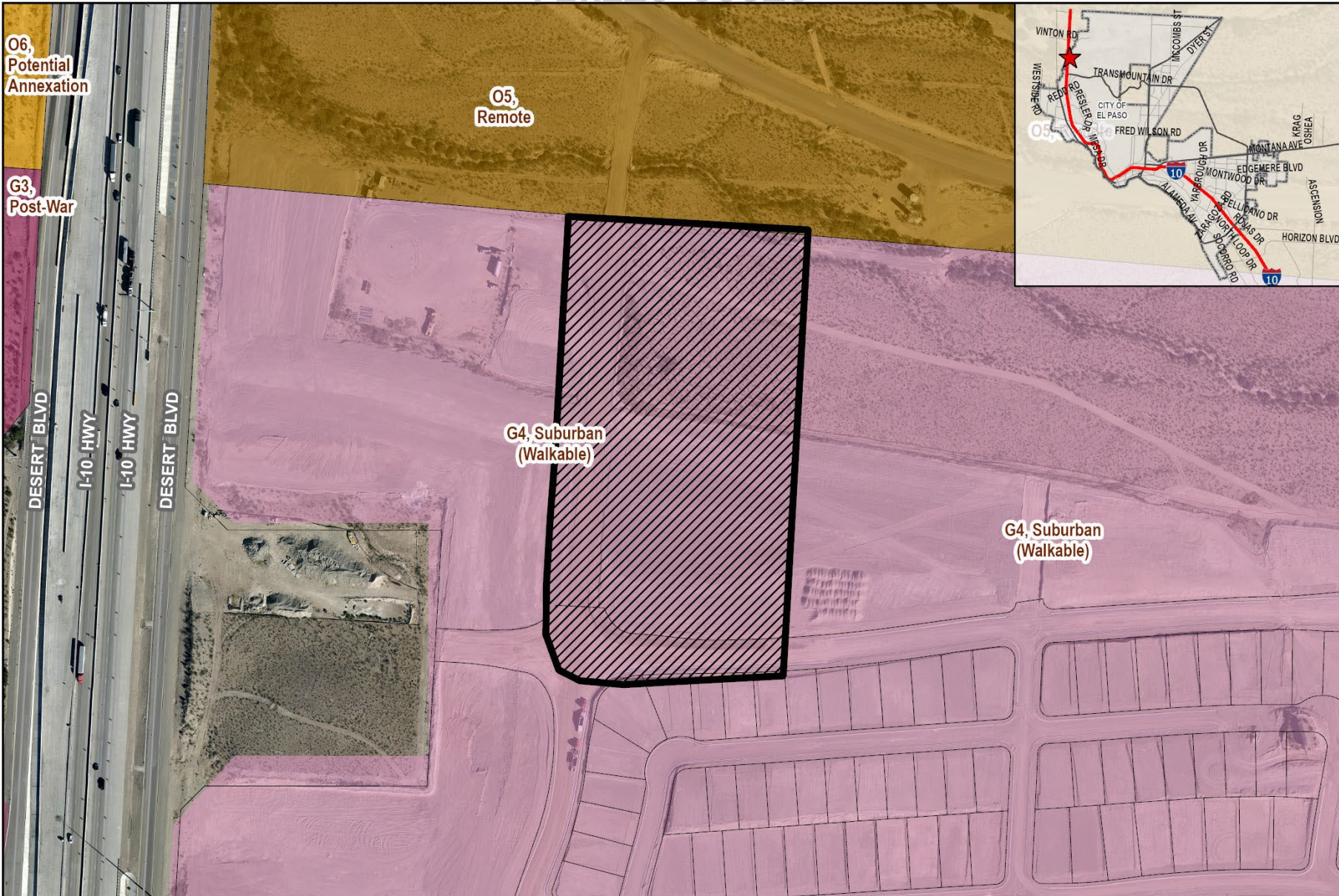
## Existing Zoning

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 Subject Property





# Future Land Use Map

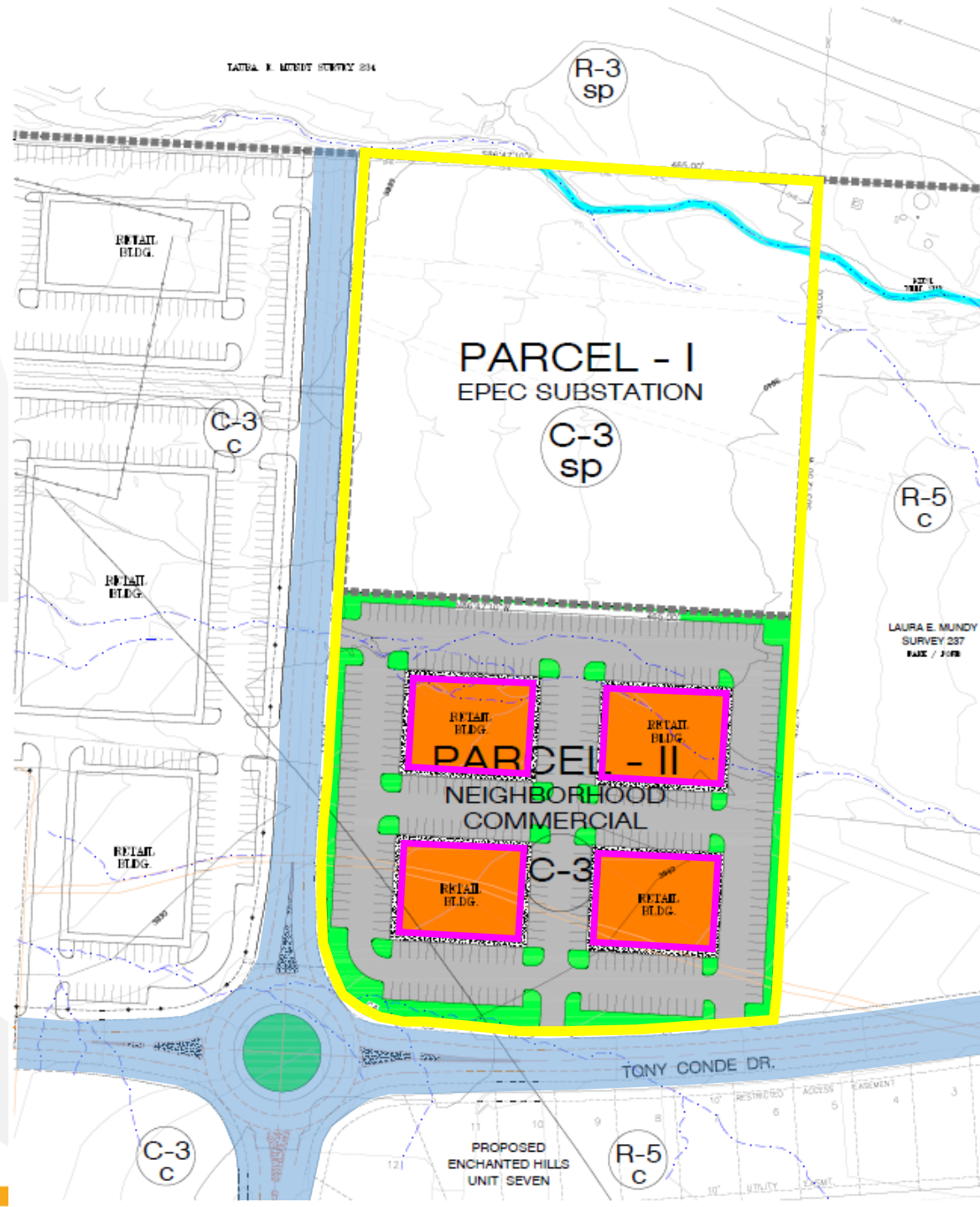
**G-4, Suburban (Walkable):**  
 This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property





# Conceptual Plan



# Subject Property

# Surrounding Development

N



W



S



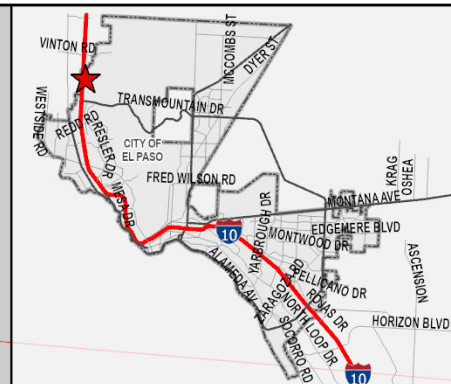
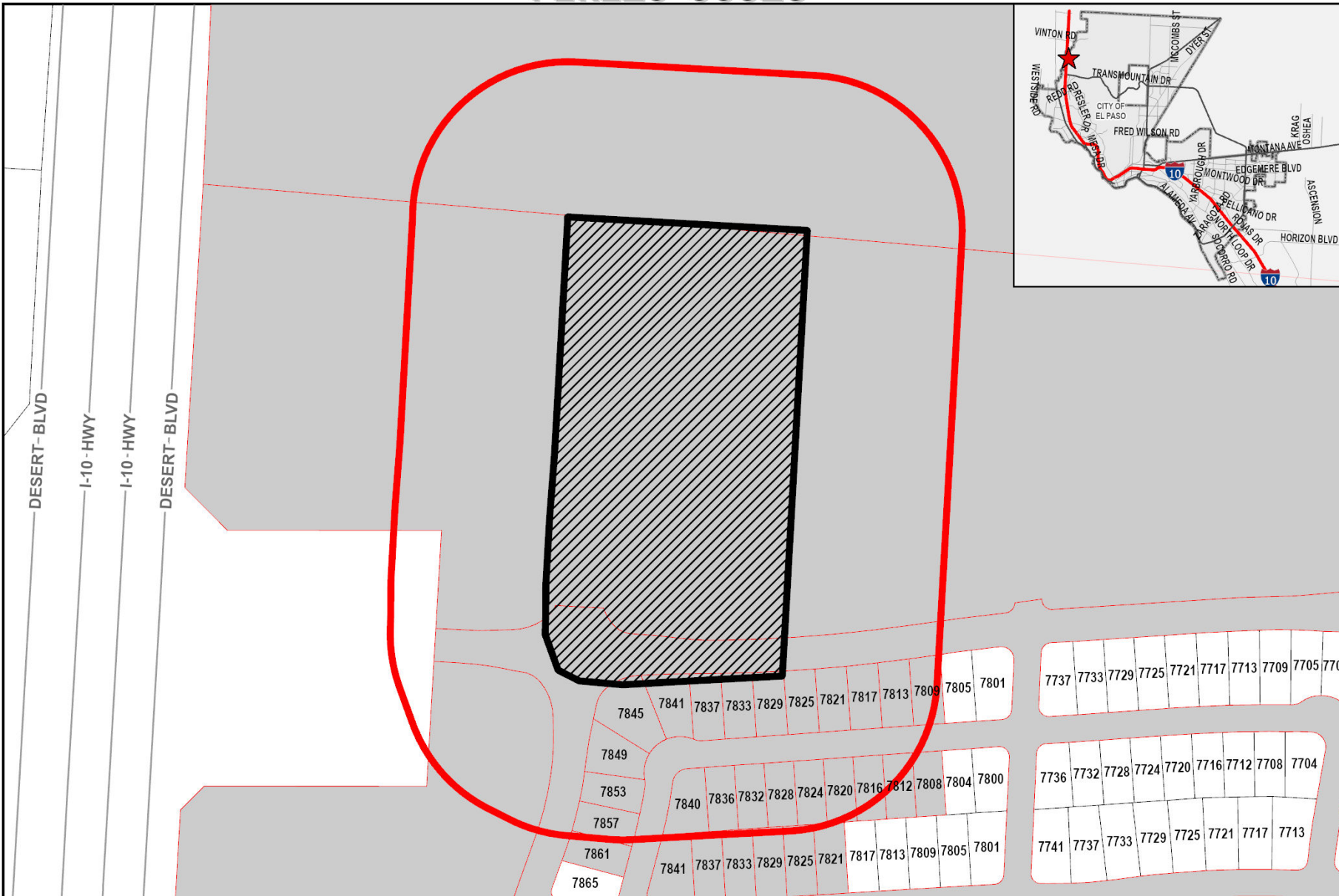
E



# Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on February 13, 2026.
- The Planning Division has not received any communications in support or opposition to the request.





## Notice Map

2 Notices  
33 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



# Recommendation

Staff recommend **DENIAL** of the C-3 (Commercial) rezoning request.

CPC (6-0) recommend **APPROVAL W/ CONDITIONS** of the C-3 (Commercial) rezoning request.

*1. Restrict the following uses:*

*Automobile (sales, service, storage & rental) ,  
Bus (sales, service, storage & rental),  
Contractor yard (small), Home improvement  
center, Industrial equipment repair, Light truck  
(sales, service, storage & rental),  
Transportation terminal Type A*

*2. A detailed site development plan prior to  
certificates of occupancy or completion*

# Recommendation (cont.)

- 3. A twenty-foot (20') landscaped buffer abutting residential districts or uses.*
- 4. Commercial truck loading and unloading area for deliveries shall be located no closer than 50-feet (50') to residential zone districts.*
- 5. No buildings shall be constructed closer than fifty (50) feet to the property lines adjacent to residential zone districts.*
- 6. No heavy truck ingress or egress shall be permitted to and from the south of the property.*

# Recommendation (cont.)

- 7. That a minimum 500-foot distance be required between any establishments deriving 51% or more of their income from the sale of alcoholic beverages for on-premise consumption.*
- 8. No outdoor amplified sound is permitted.*



## 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



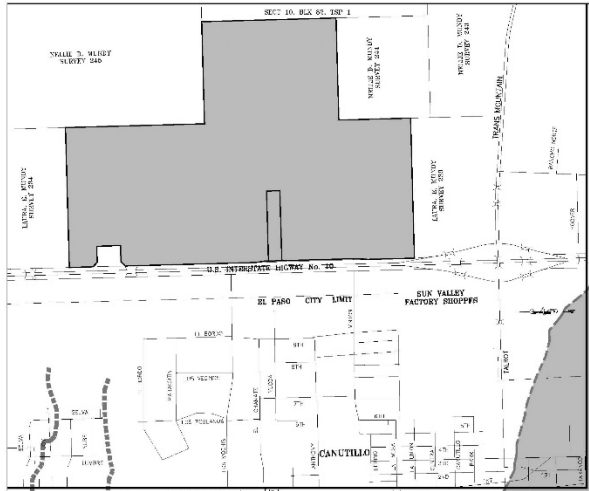
## Values

Integrity, Respect, Excellence, Accountability, People



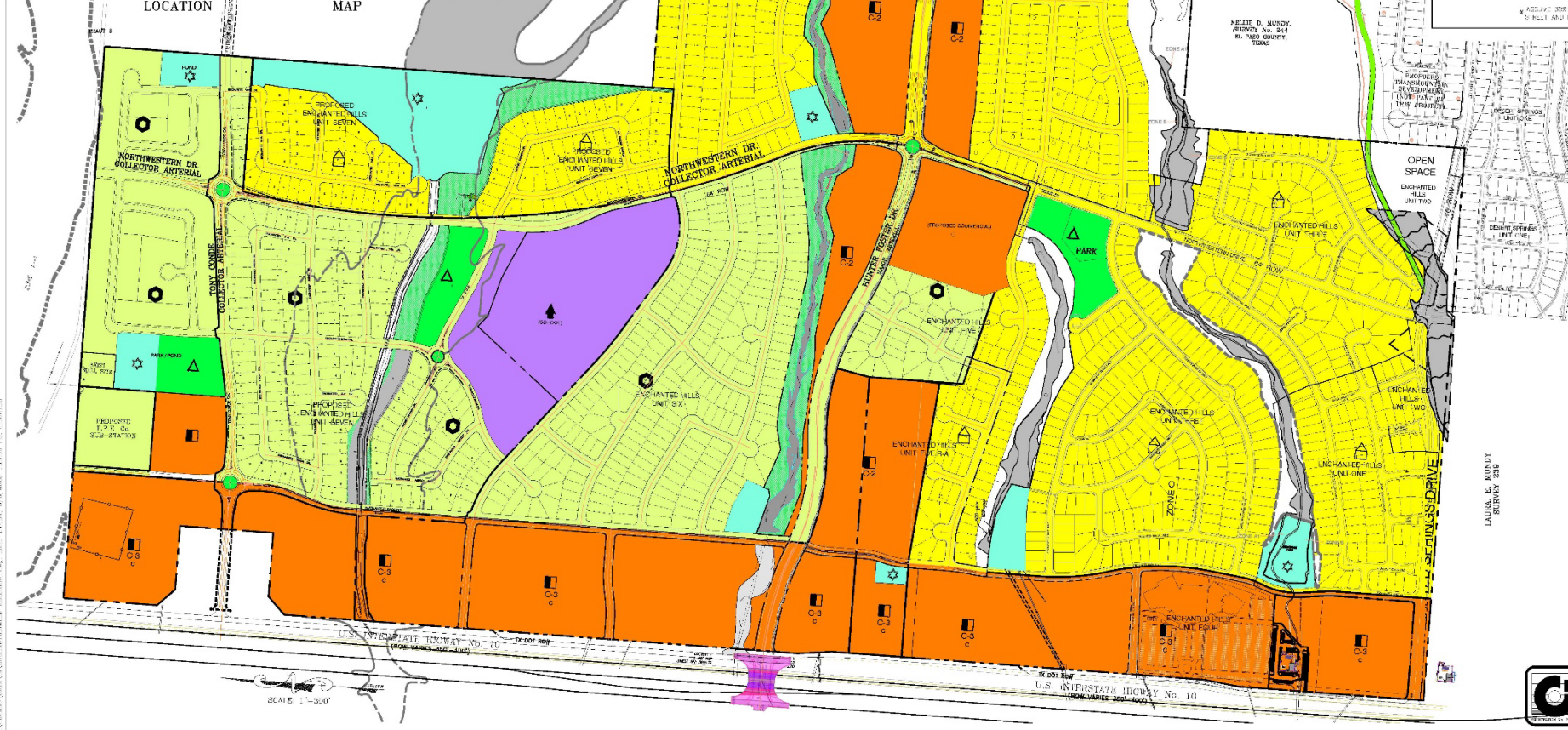
# ENCHANTED HILLS LAND STUDY PLAN

BEING ALL OF TRACTS B, 9A, 9B, 9B1, 9C, LAURA E. MUNDY SURVEY 238,  
ALL OF TRACTS 4A, 4B, 4B1, 5A, 5B, 6, LAURA E. MUNDY SURVEY 237,  
AND A PORTION OF NELLIE D. MUNDY SURVEY 244  
CITY OF EL PASO, EL PASO COUNTY, TEXAS



LEGEND		
SYMBOL	LAND USE	AREA ac. (HAZARD FREE)
	RESIDENTIAL R-6-SF	+285.014
	RESIDENTIAL R-6-C	+161.930
	COMMERCIAL	+165.474
	DETENTION PONDS	39.127
	SCHOOL	+25.202
	PARK	19.059
	OPEN SPACE	53.090
	NEW LAND C-2 & C-2-a	+11.696
<b>TOTAL AREA</b>		<b>761.125</b>

\* ASSUMED SIZE OF AREAS TO BE SPLITTED AND DEDICATED R.O.W.



	RESIDENTIAL R-6-SF
	RESIDENTIAL R-6-C
	COMMERCIAL
	DETENTION PONDS
	SCHOOL
	PARK
	OPEN SPACE

PREPARED BY: CONDE INC., 10000 W. HIGHTWAY 70, SUITE 100, EL PASO, TEXAS 79907  
 DATE: 11/15/2011  
 SCALE: 1"=300'  
 SHEET NO. 14 OF 14

