

# 1991 Saul Kleinfeld Rezoning

PZRZ25-00021

## Strategic Goal 3.

Promote the Visual Image of  
El Paso



# PZRZ25-00021



## 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.



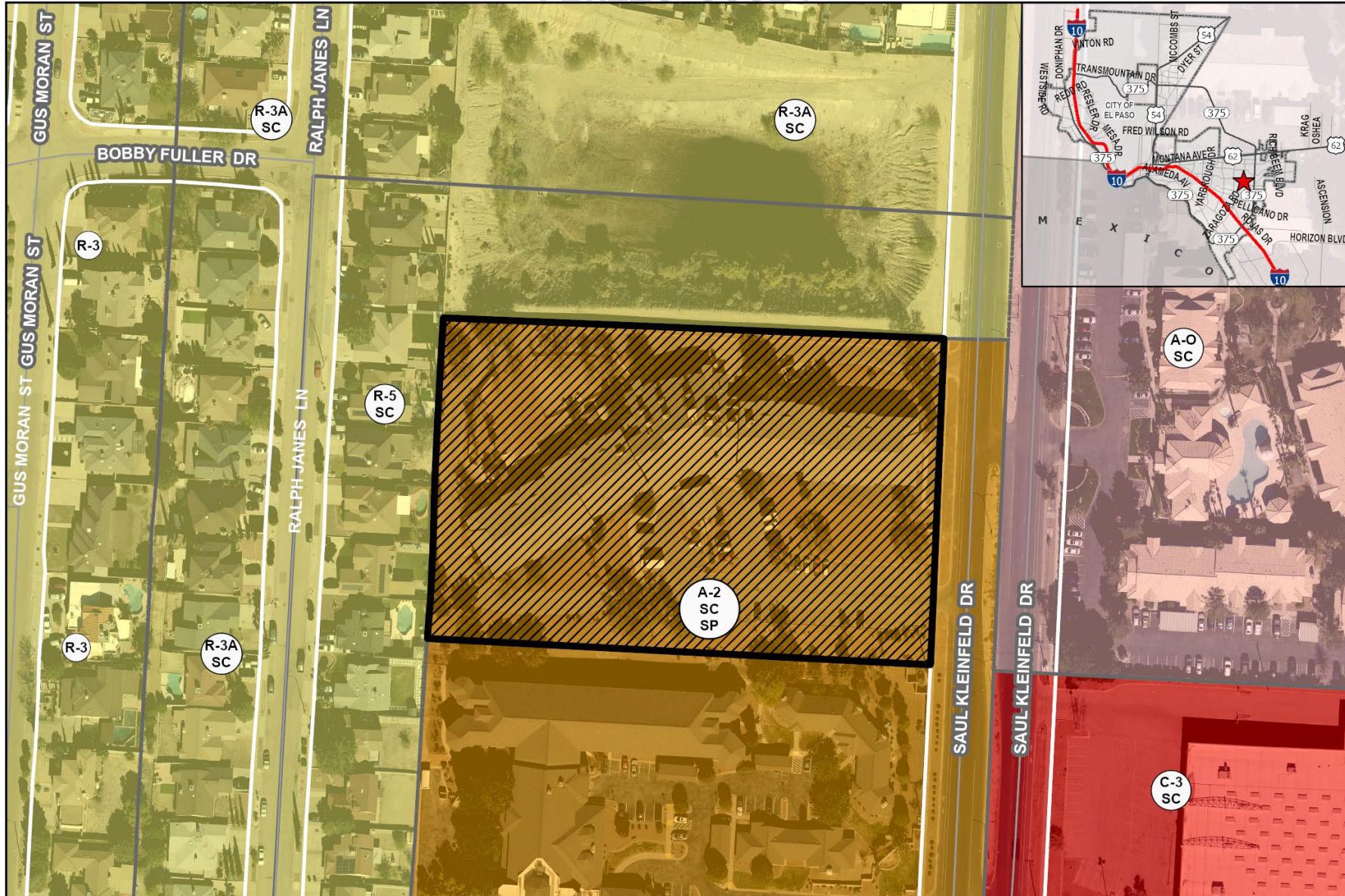
Subject Property

0 37.5 75 150 225 300  
Feet



2

# PZRZ25-00021



## Existing Zoning

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Subject Property

0 30 60 120 180 240 Feet



3



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 Subject Property

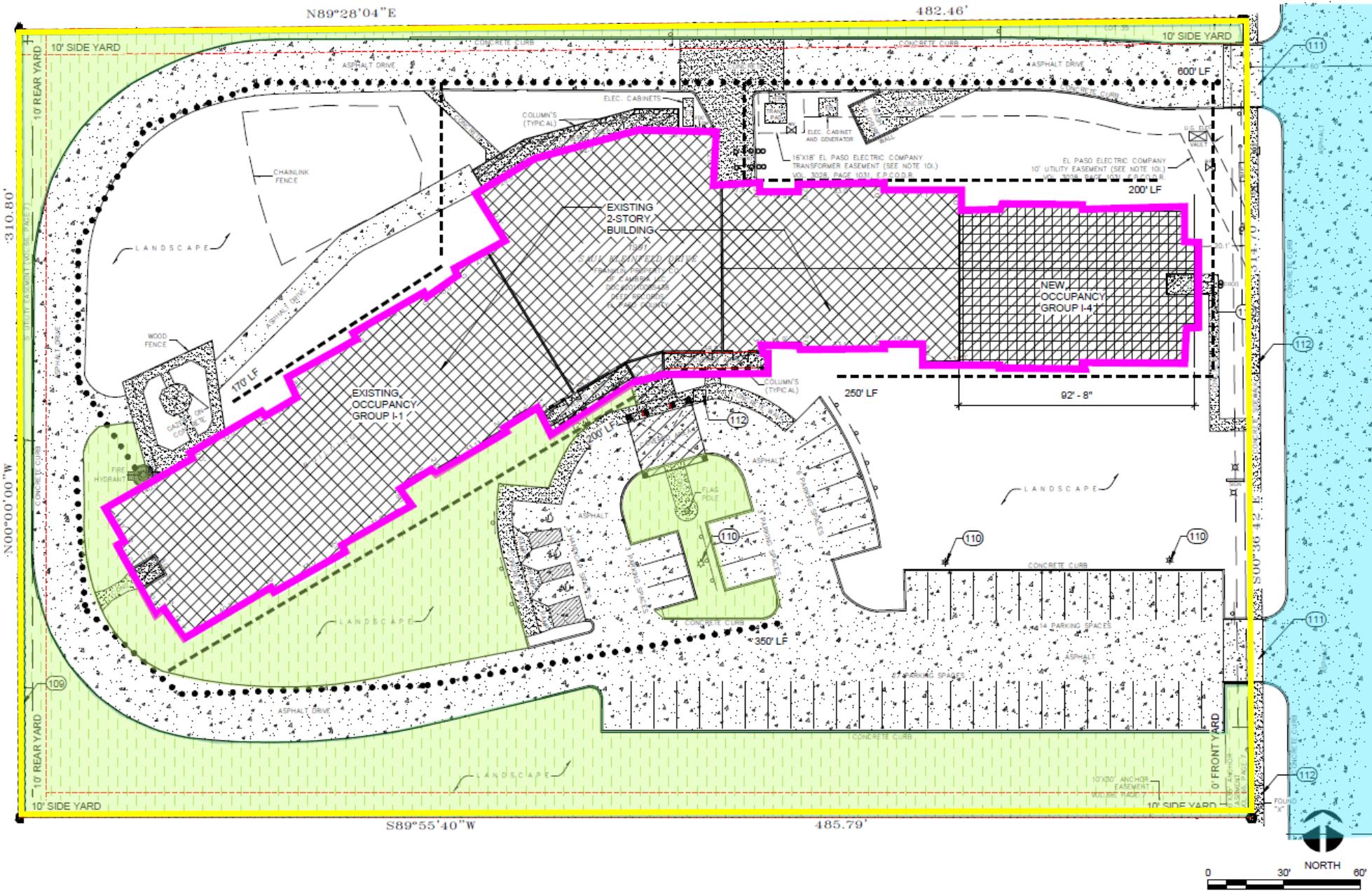
0 37.5 75 150 225 300  
Feet



## Future Land Use Map

**G-4 – Suburban (Walkable):**  
This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers.

# Detailed Site Plan





## Subject Property

# Surrounding Development



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# Public Input

- Notices were mailed to property owners within 300 feet on September 24, 2025.
- The Planning Division has not received any communications in support or opposition to the request.



# Recommendation

- Staff and CPC (8-0) recommend **approval with conditions** of the rezoning request

1. *That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion.*
2. *That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property line abutting residential districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.*

# Recommendation

- 3. That no outdoor amplified sound be permitted within the property.*
- 4. 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.*



## 🎯 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