



**PLCP17-00001:  
Comprehensive Plan Amendment—Future  
Land Use Map Modification**

**AND**

**PZRZ16-00035:  
Request to rezone from R-F (Ranch and  
Farm) to C-3 (Commercial)**



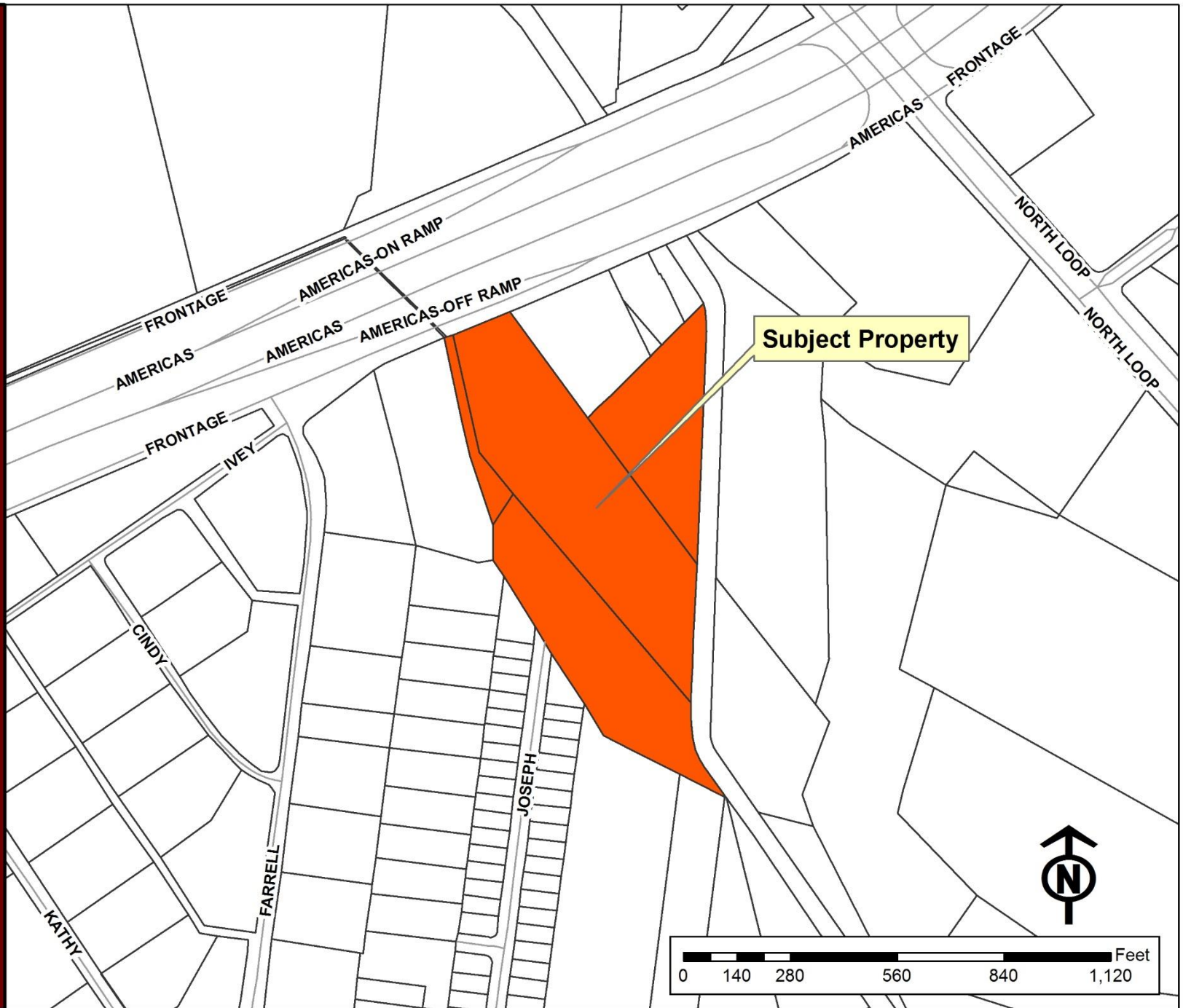
## **Recommendation/Public Input**

- CPC Vote: Approval Recommendation **(6-0)**
- Public Input: No communications in support or opposition to the FLUM amendment or rezoning requests.

### **Strategic Goal #3 Promote the Visual Image of El Paso**

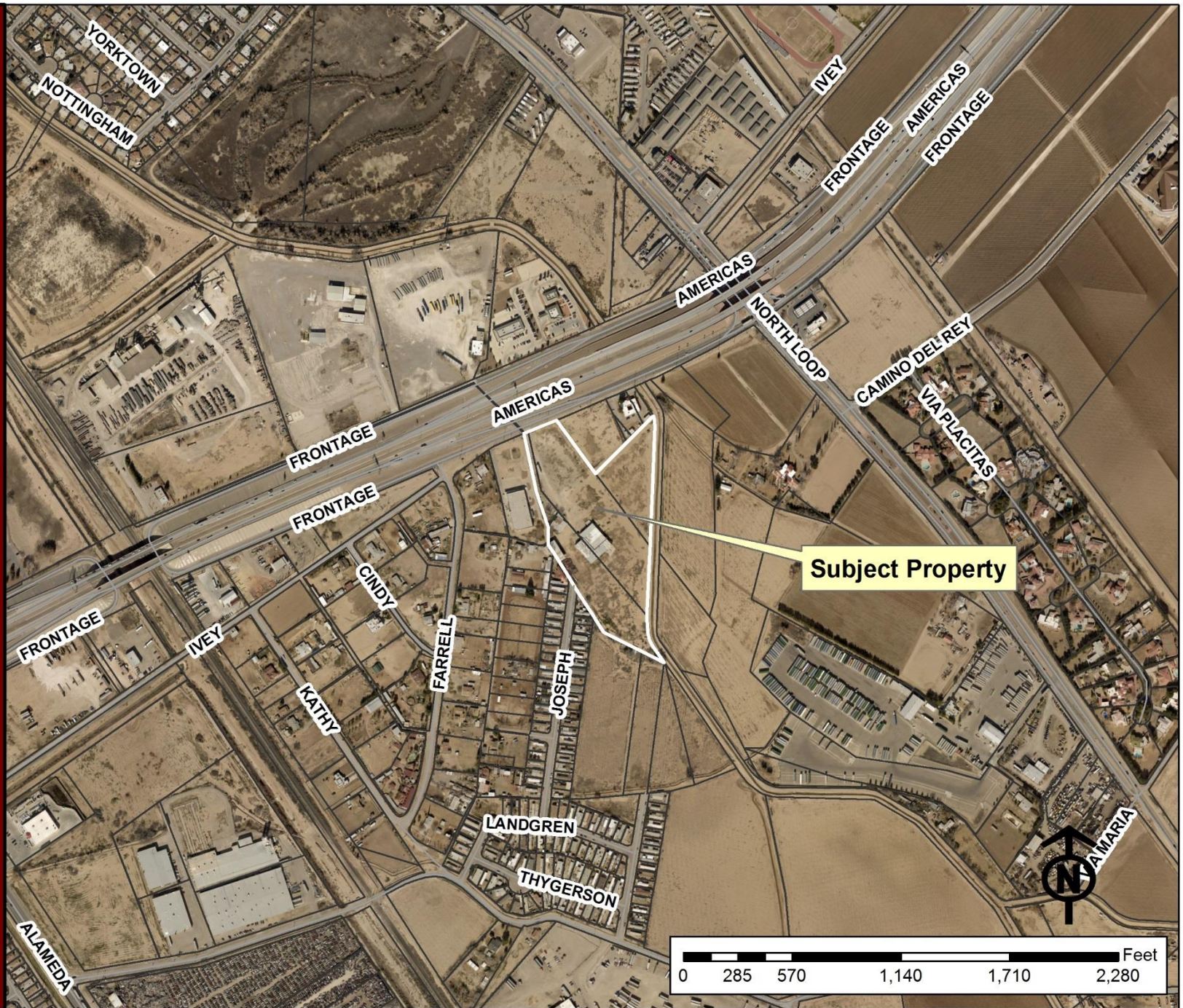
- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

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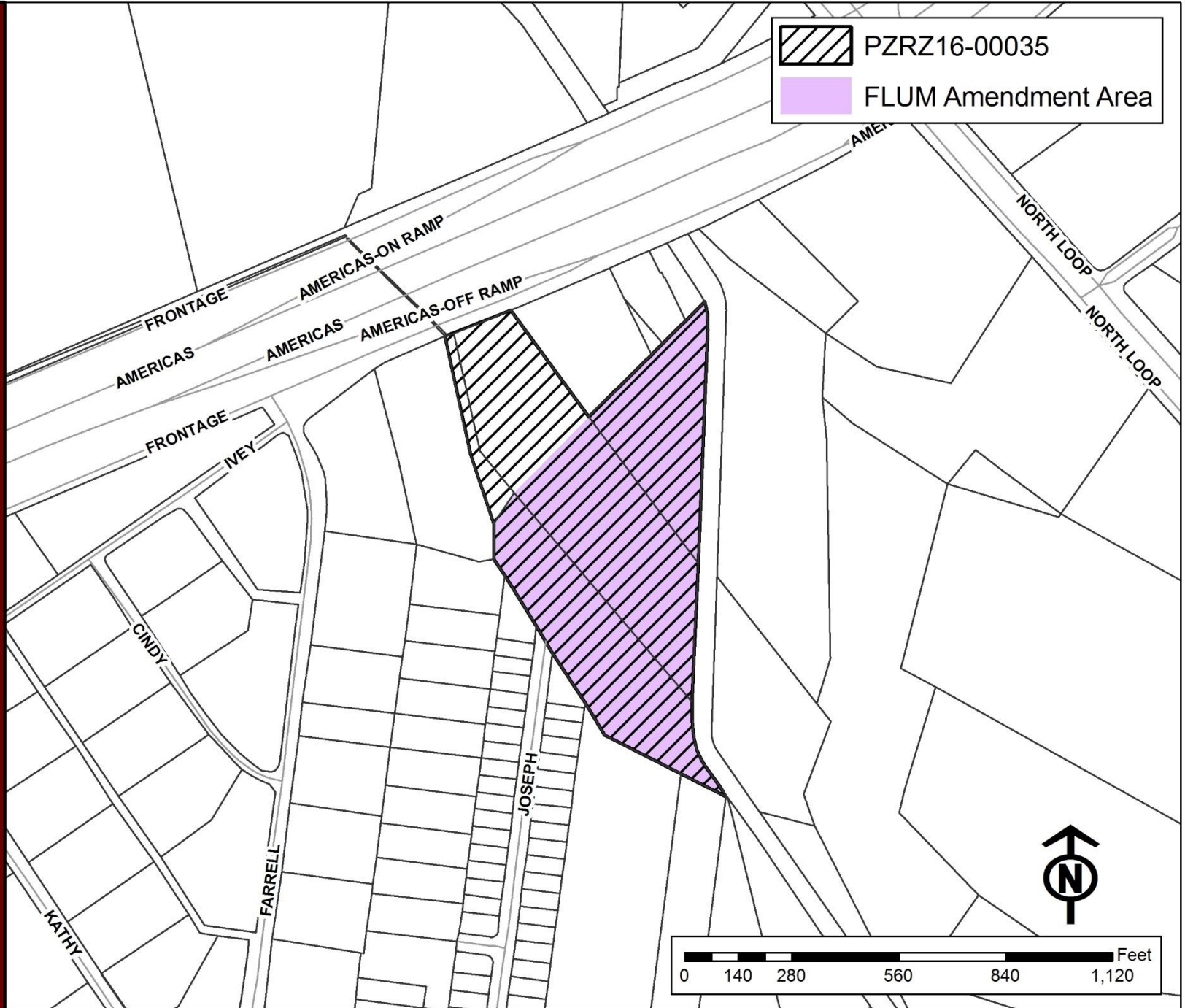


PLCP17-000001

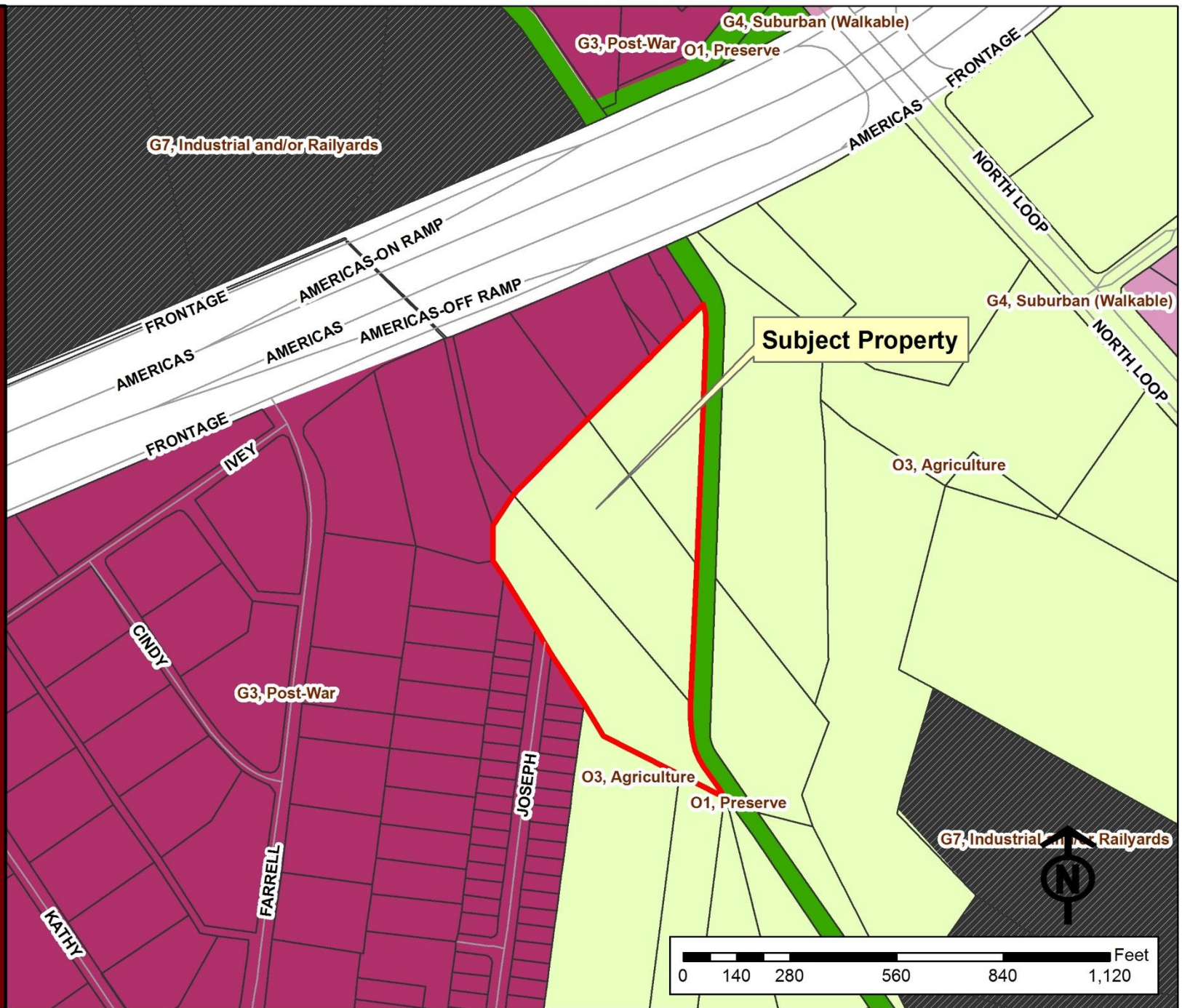




PLCP17-00001

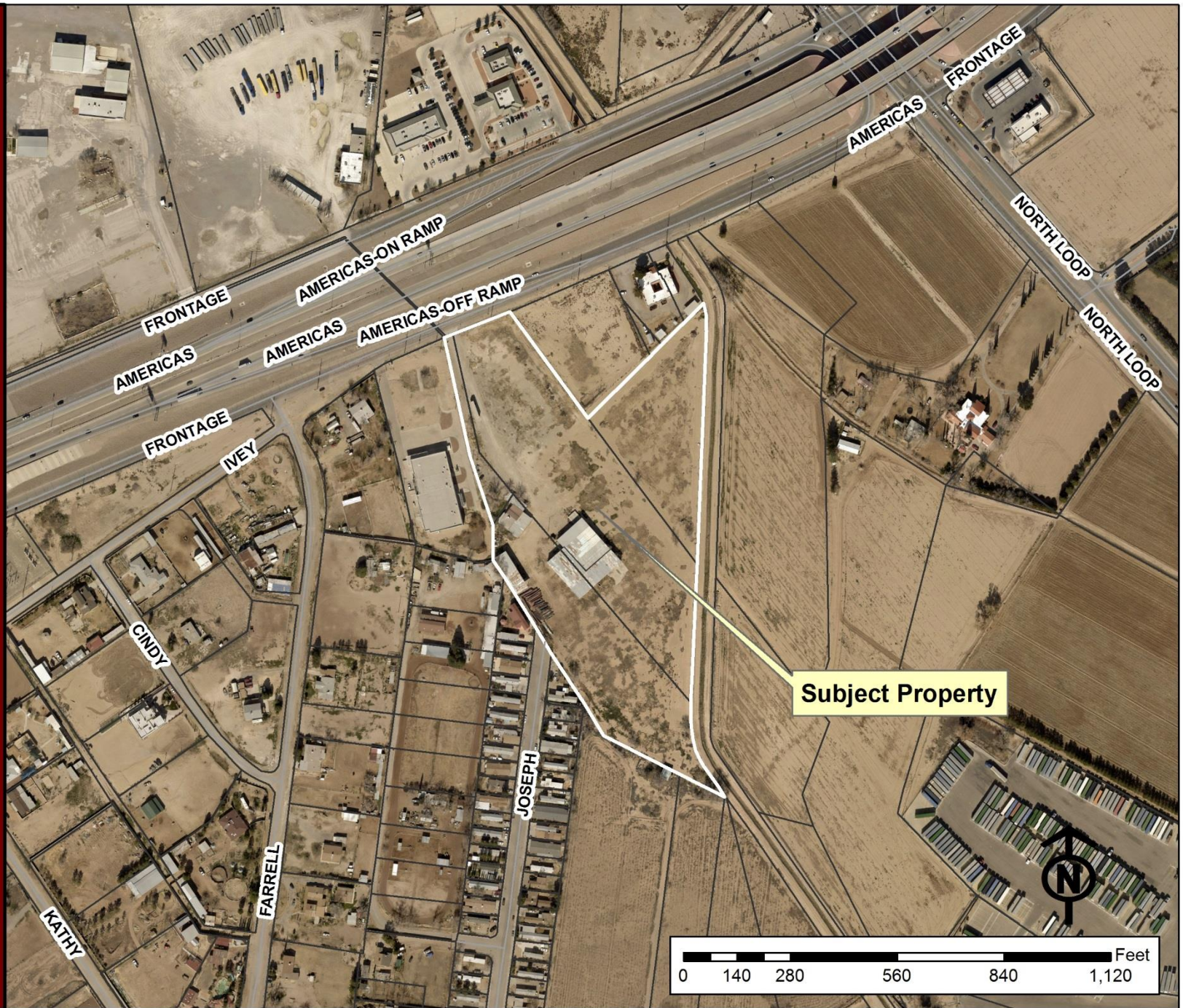


PLCP17-000001



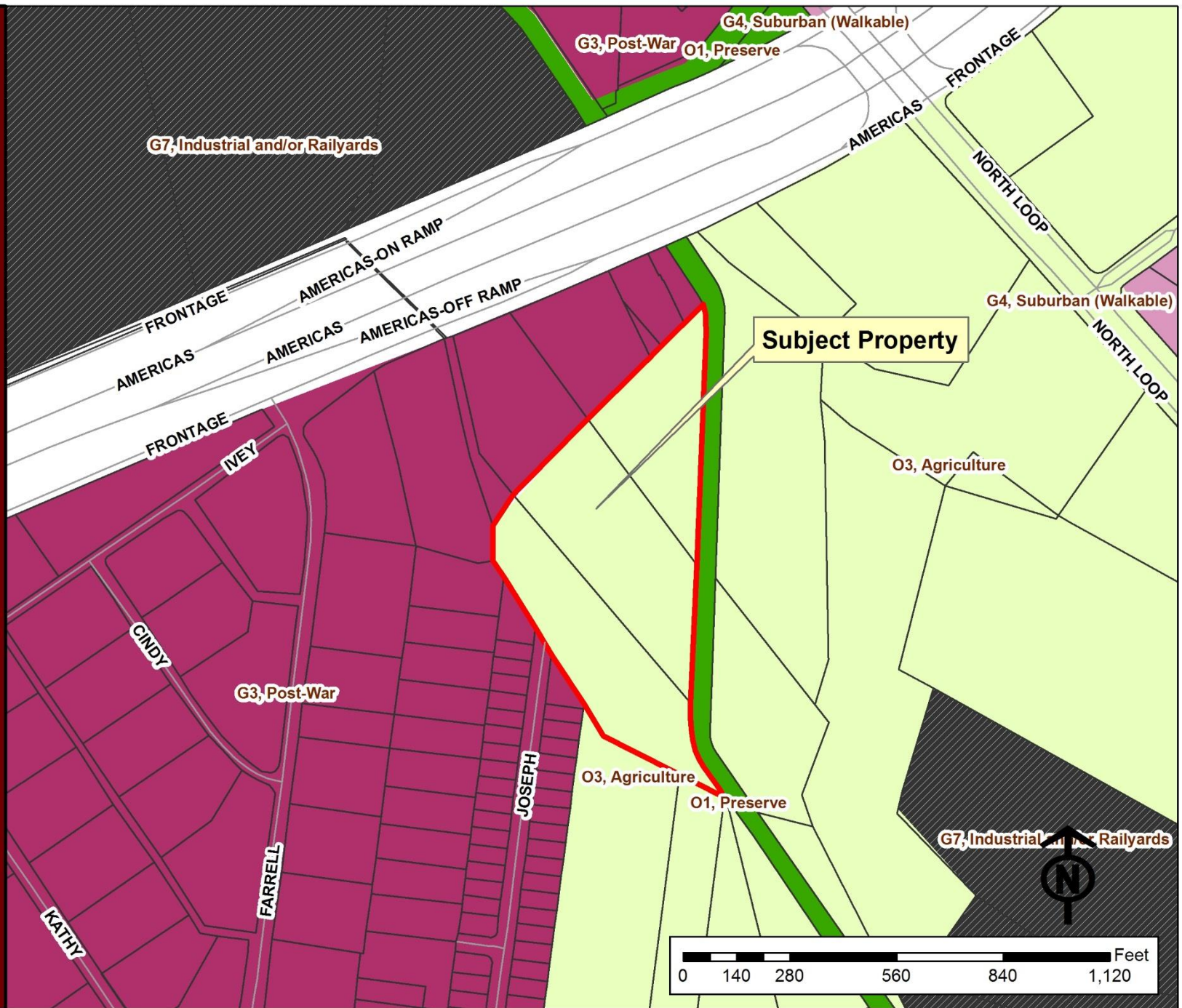


PLCP17-000001



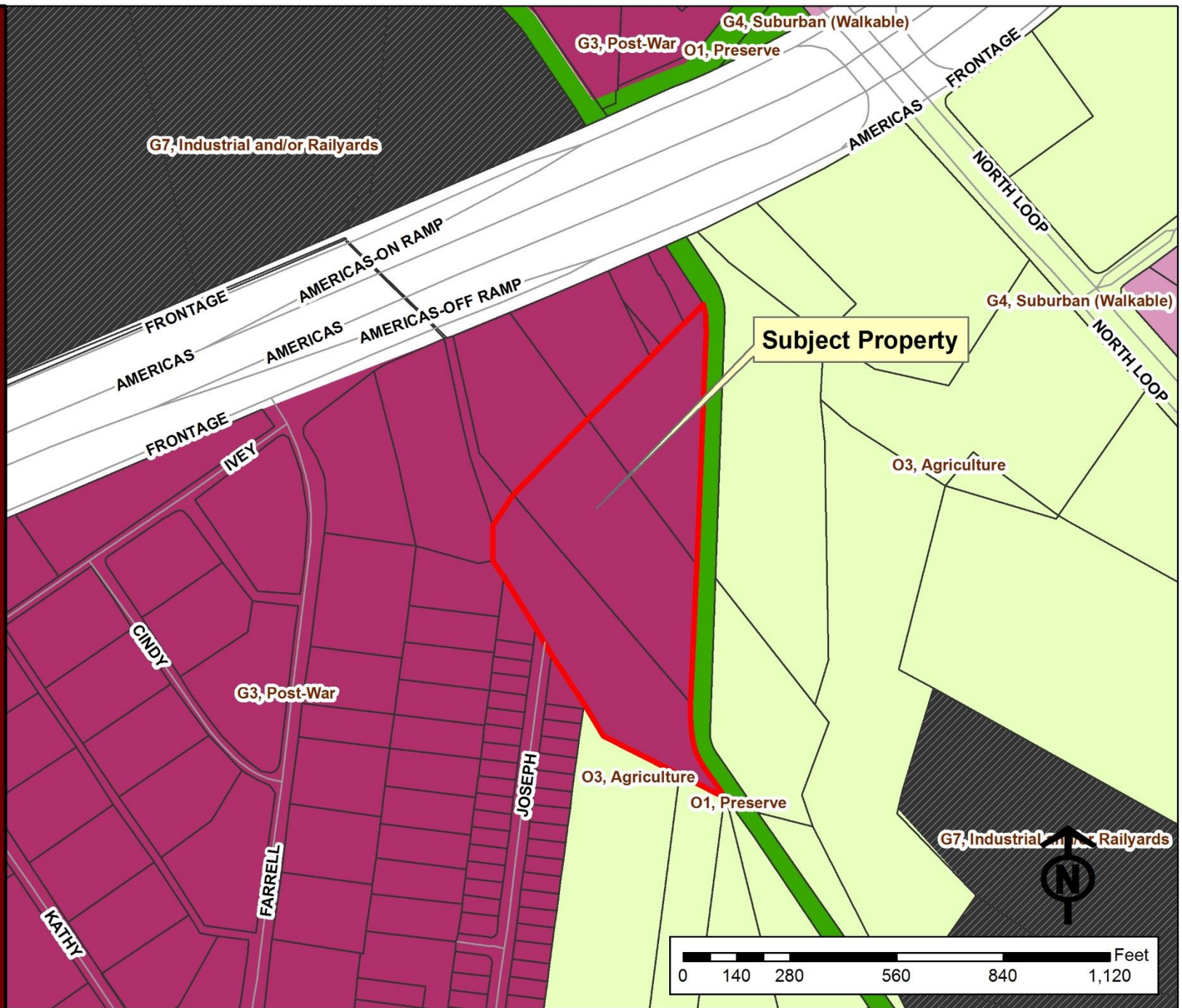


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PLCP17-000001





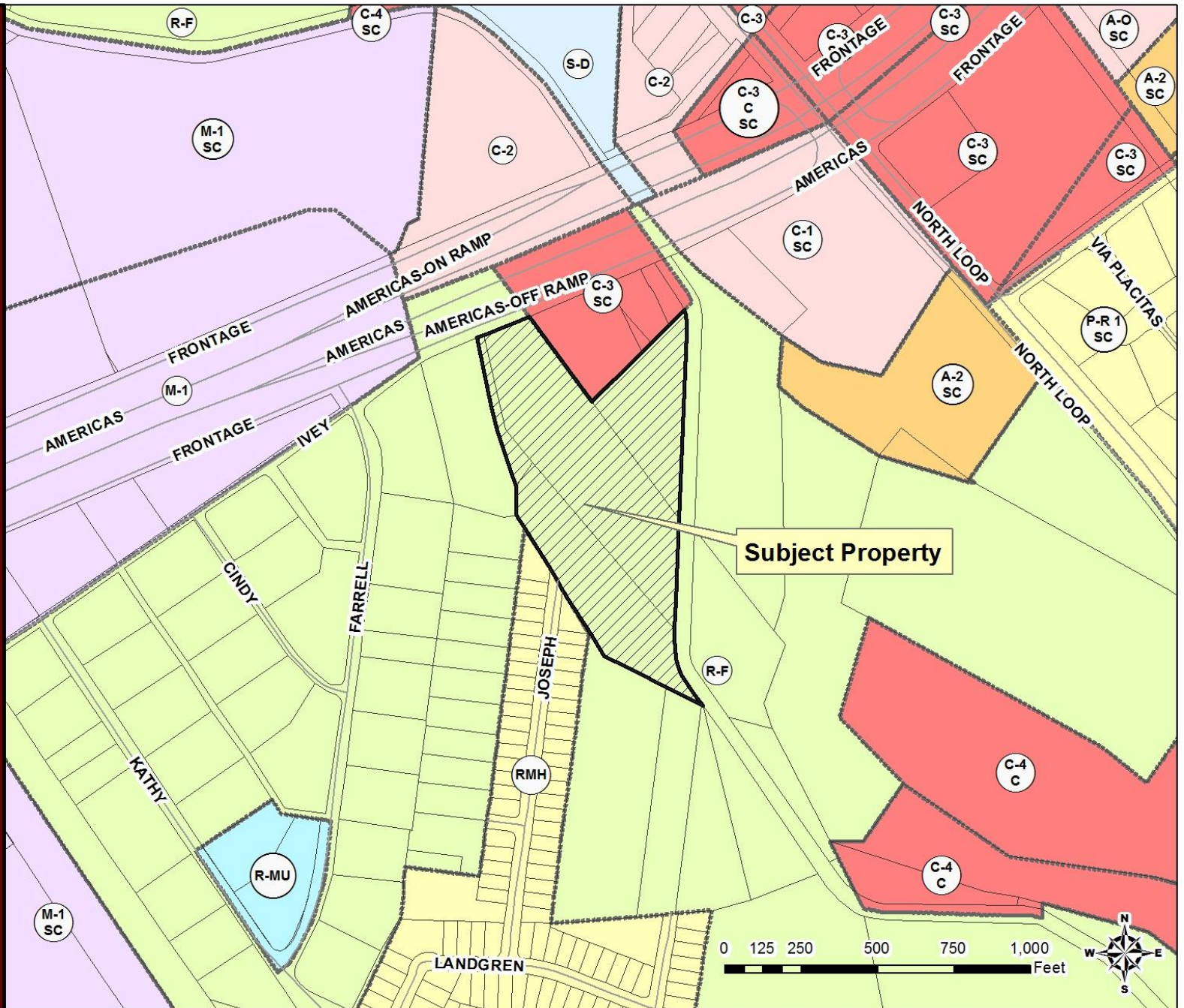
# Future Land Use Designation

**O-3 – Agriculture: Active farmland in the Rio Grande Valley.**

**G-3 – Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s.**



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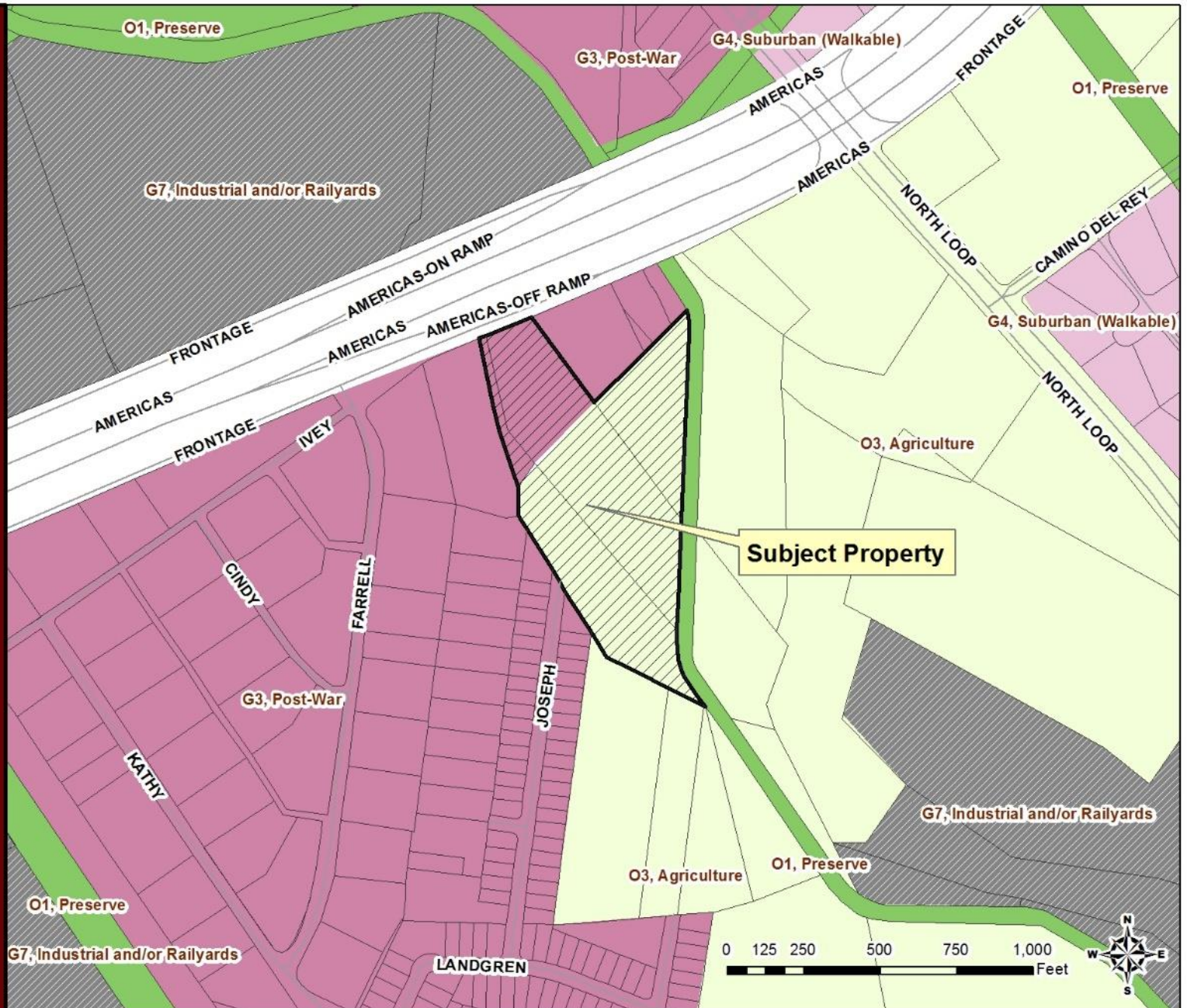


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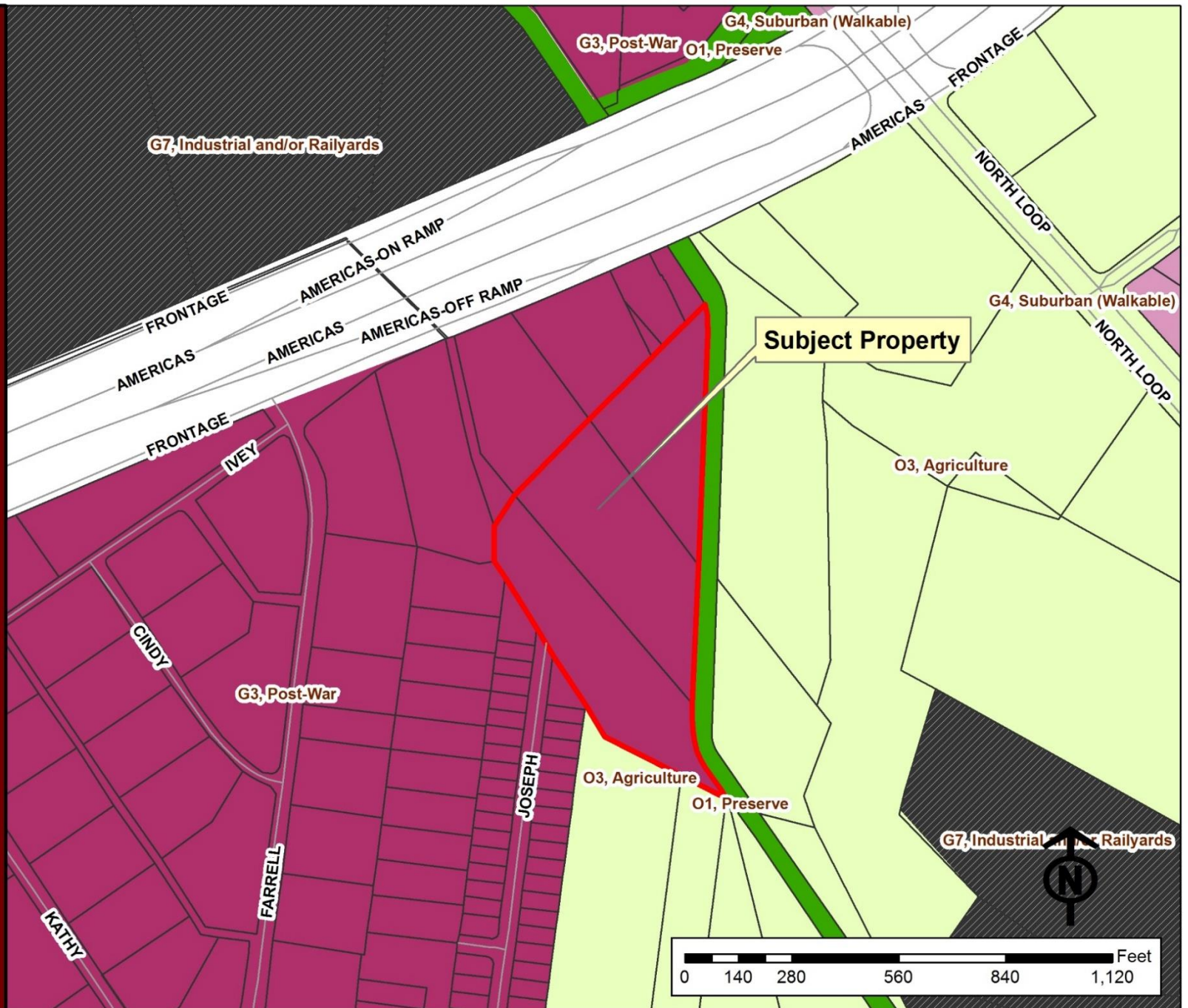
PZRZ16-00035





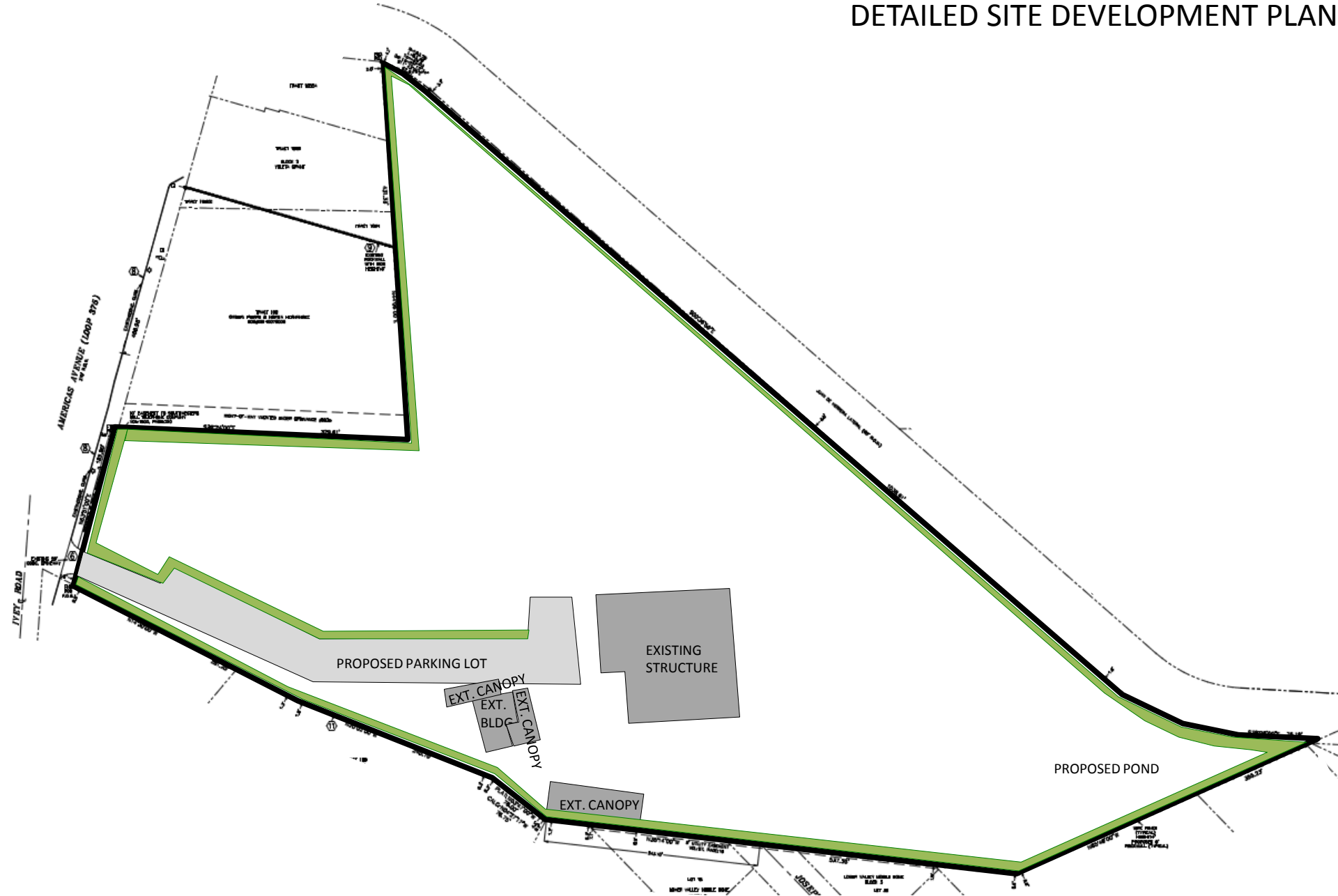
PLCP17-00001

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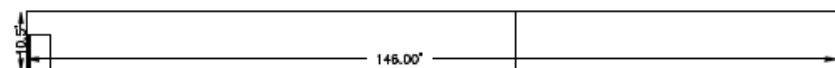
DETAILED SITE DEVELOPMENT PLAN



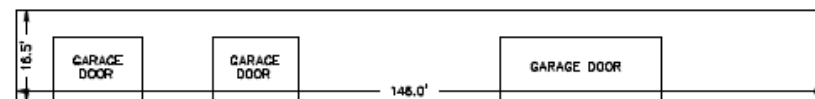


## ELEVATIONS

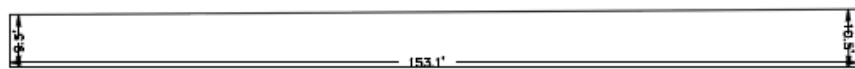
### ELEVATIONS FOR METAL STORAGE BUILDING



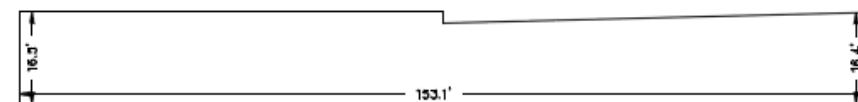
*FRONT*



*REAR*

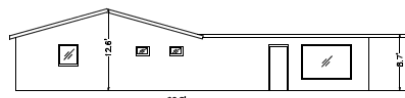


*LEFT*



*RIGHT*

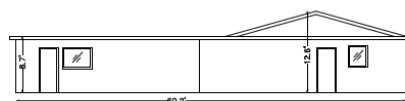
### ELEVATIONS FOR OFFICE BUILDING



*FRONT*



*LEFT*



*REAR*

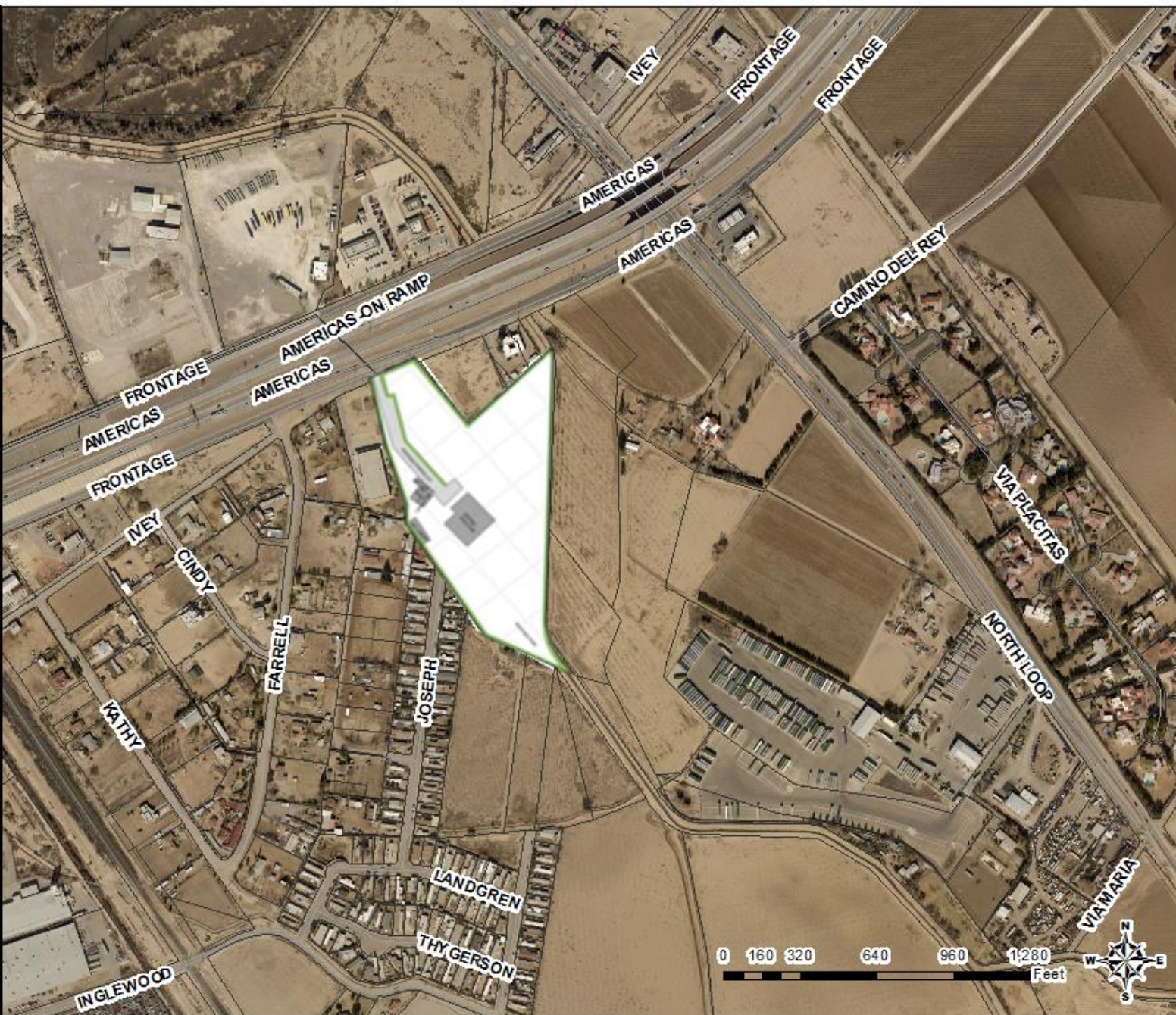


*RIGHT*

*"Delivering Outstanding Services"*



PZRZ16-000035









**538 IVEY RD.**

  
**AN**  
Auction  
**(915)**  
538 IVEY RD. EL PASO









The Planning Division recommends **approval** of rezoning the subject property R-F (Ranch Farm) to C-3 (Commercial) with the following conditions:

- 1. That a ten foot (10') landscaped buffer be established and maintained along any property line zoned residential or special purpose, to include the R-F (Ranch and Farm) and RMH (Residential Mobile Home) Districts.*
- 2. That a 15' irrigated landscaped buffer will be established and maintained along the frontage of the property where it abuts Loop 375. High profile native evergreen trees of at least two inch (2") caliper and ten feet (10') in height shall be placed every fifteen feet (15') on center. An additional seventy feet (70') of non-irrigated open space shall be maintained behind the landscaped buffer, followed by a second 15' landscaped buffer, for a total buffer depth of 100'. The second 15' landscaped portion of the 100' buffer shall also be irrigated and maintained with high profile native evergreen trees of at least two inch (2") caliper and ten feet (10') in height placed every fifteen feet (15') on center.*
- 3. That automobile (sales, service, storage, and rental) uses are prohibited on the subject property.*
- 4. No outdoor storage of equipment, materials, and supplies shall be permitted within one-hundred feet (100') of Loop 375 or within twenty feet (20') of any property line that abuts residentially-zoned or special purpose zoned property, to include the R-F (Ranch and Farm) and RMH (Mobile Home Park) Districts.*