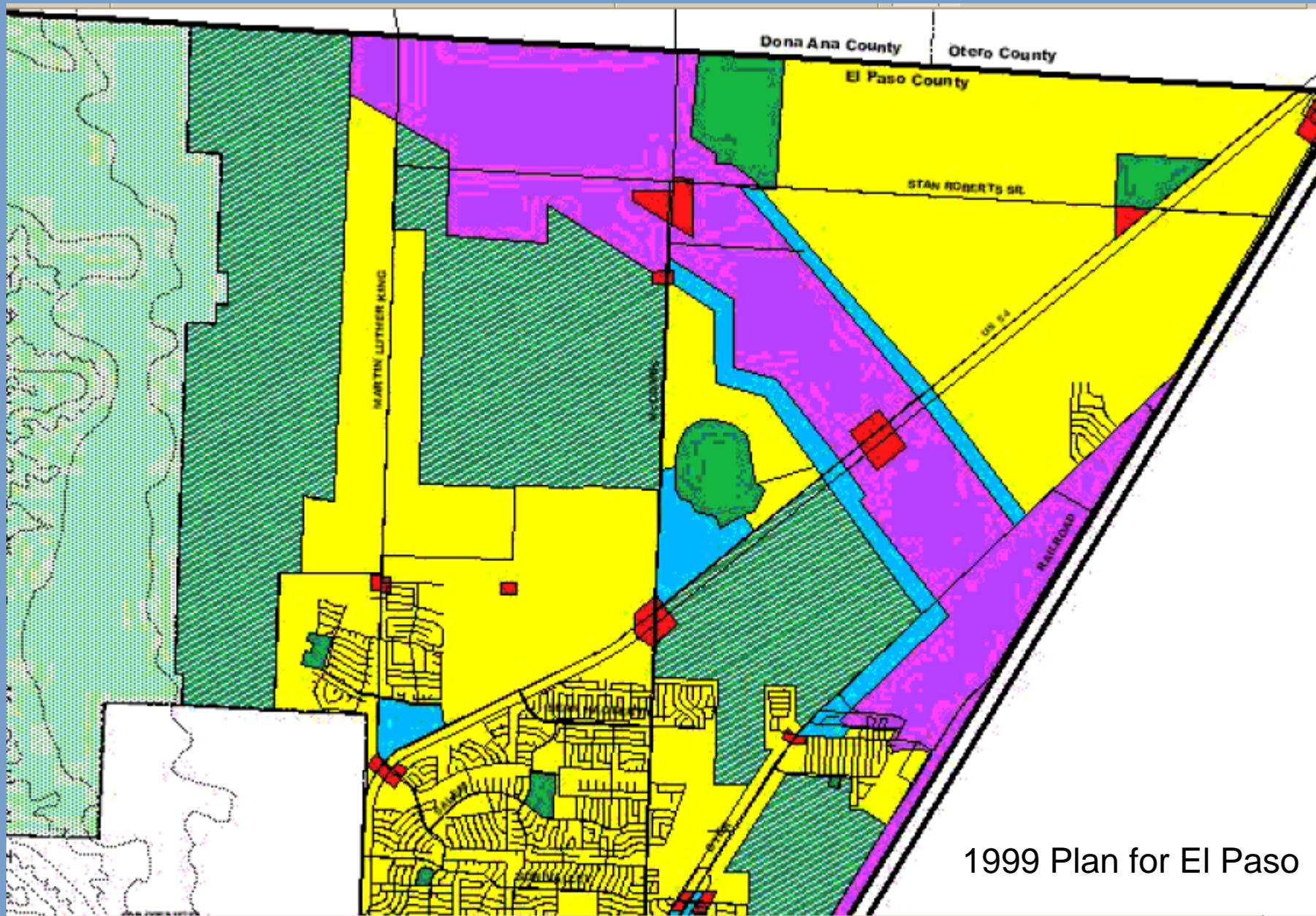


**PROPOSED  
CHANGES TO THE  
NORTHEAST  
2025 PROJECTED  
GENERAL LAND USE**

# ***THE PLAN FOR EL PASO***

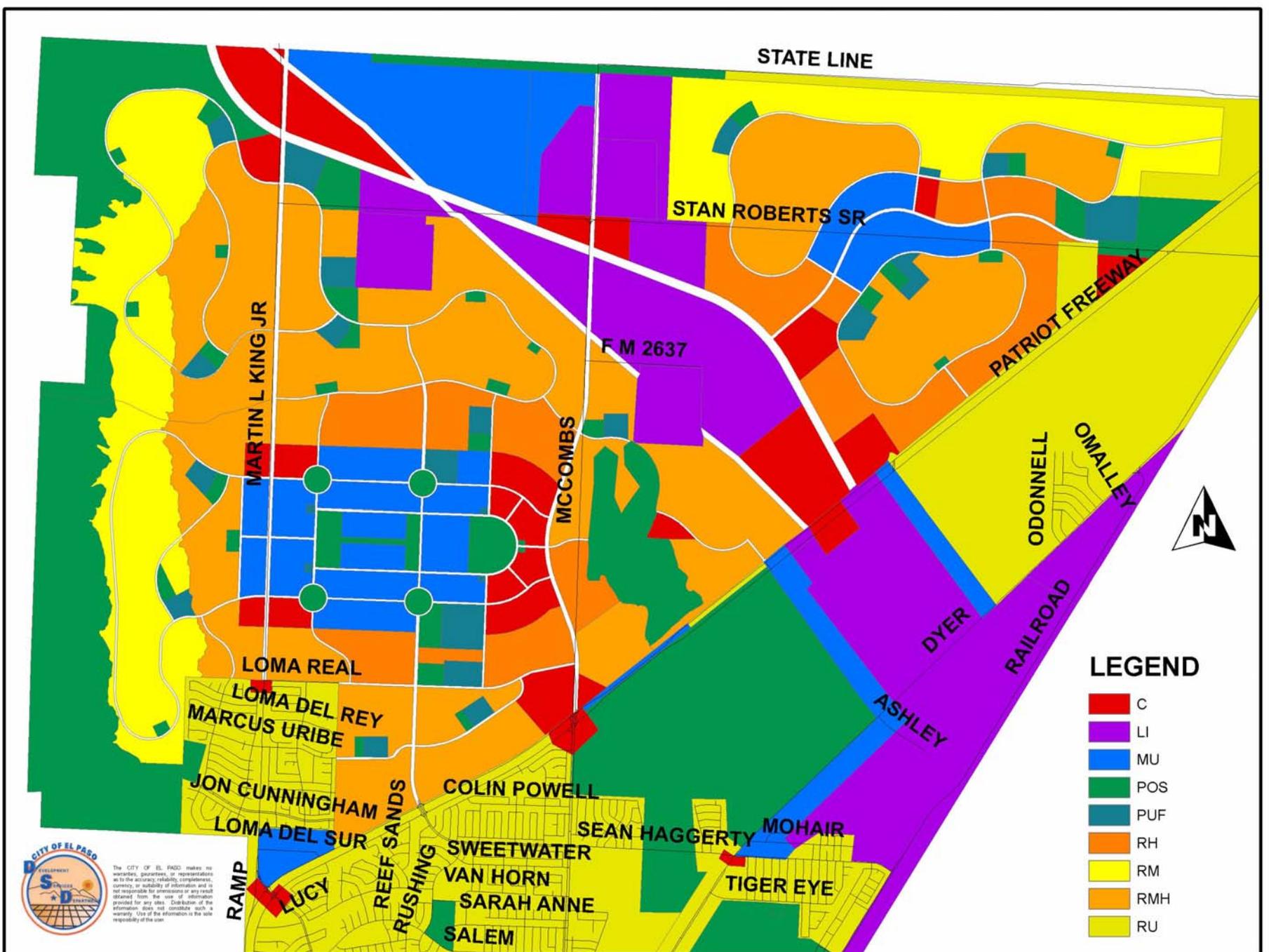
- Vision for the development of the City
- Policy guide for land use, transportation, etc.
- Amended as needed
- Updated every 10 years, last full update in 1999



1999 Plan for El Paso

# ***Current approved PROJECTED GENERAL LAND USE***

- Plan amended in July 2005 by the City Council
- Changes based on the Kimley-Horn Master Plan (2003 – 2005) for the NE PSB Land



**LEGEND**

- C
- LI
- MU
- POS
- PUF
- RH
- RM
- RMH
- RU

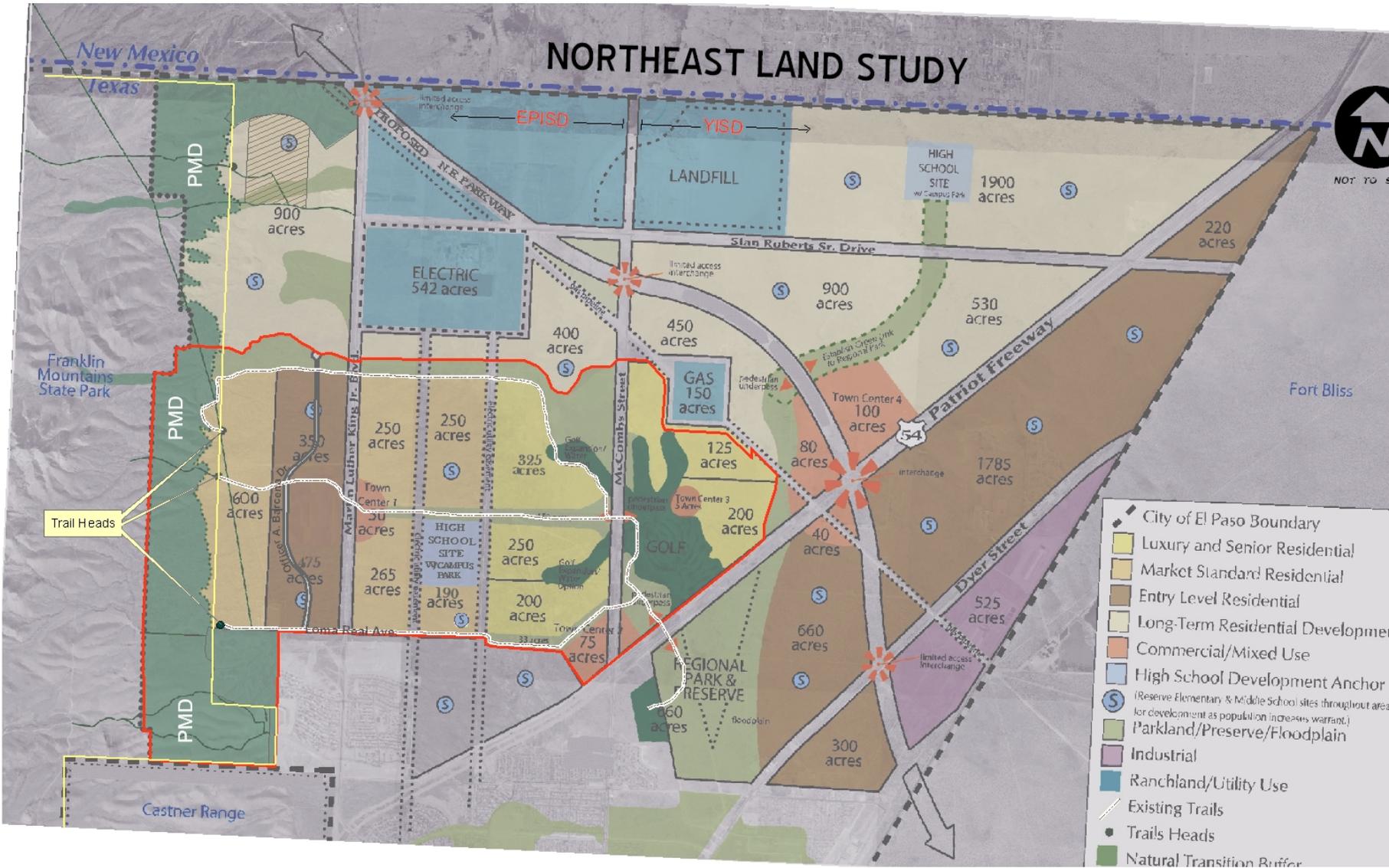


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# ***URS LAND STUDY FOR THE NORTHEAST PSB LANDS***

- Authorized by the PSB in December 2005
- Proposes major changes to the previously adopted Land Use plan for the Northeast

# NORTHEAST LAND STUDY



New Mexico  
Texas

Fort Bliss

Castner Range

Franklin Mountains State Park

Trail Heads

PMD

PMD

PMD

PROPOSED  
N.E. PARKWAY

McCombs Street

Tommy Real Ave

Stan Roberts Sr. Drive

Patriot Freeway

Dyer Street

EPISD

YISD

LANDFILL

ELECTRIC  
542 acres

GAS  
150 acres

HIGH SCHOOL SITE  
w/ CAMPUS PARK  
1900 acres

Town Center 1  
30 acres

HIGH SCHOOL SITE  
w/ CAMPUS PARK  
190 acres

Town Center 3  
3 Acres

Town Center 4  
100 acres

Town Center 7  
75 acres

REGIONAL PARK & RESERVE

900 acres

350 acres

250 acres

265 acres

600 acres

475 acres

400 acres

325 acres

250 acres

200 acres

33 acres

450 acres

125 acres

200 acres

300 acres

900 acres

530 acres

80 acres

40 acres

660 acres

300 acres

220 acres

1785 acres

525 acres

300 acres

300 acres

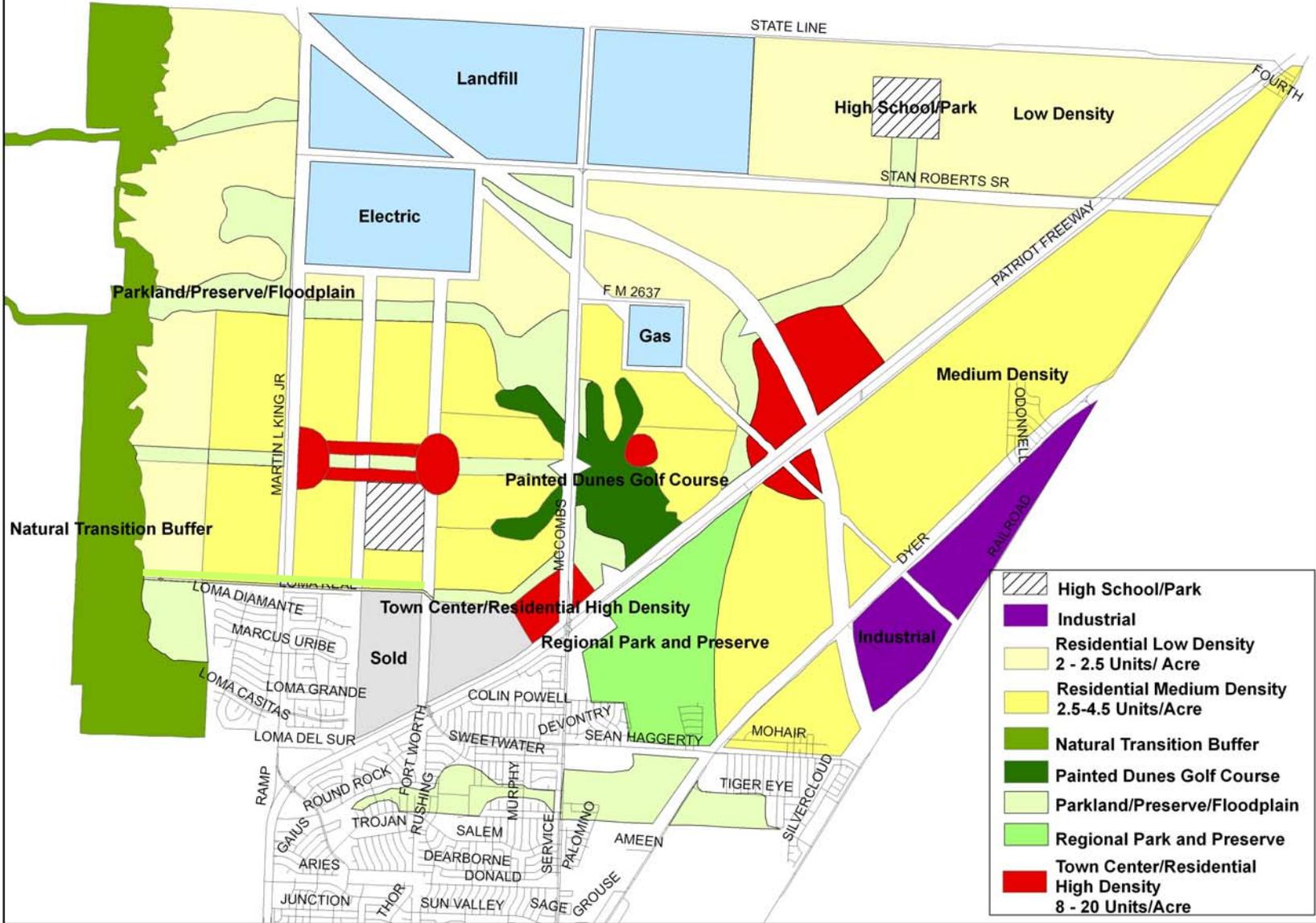
# ***Staff Recommendation***

***Accept the proposal with modifications that enhance Smart Growth principles***

# Smart Growth Principles

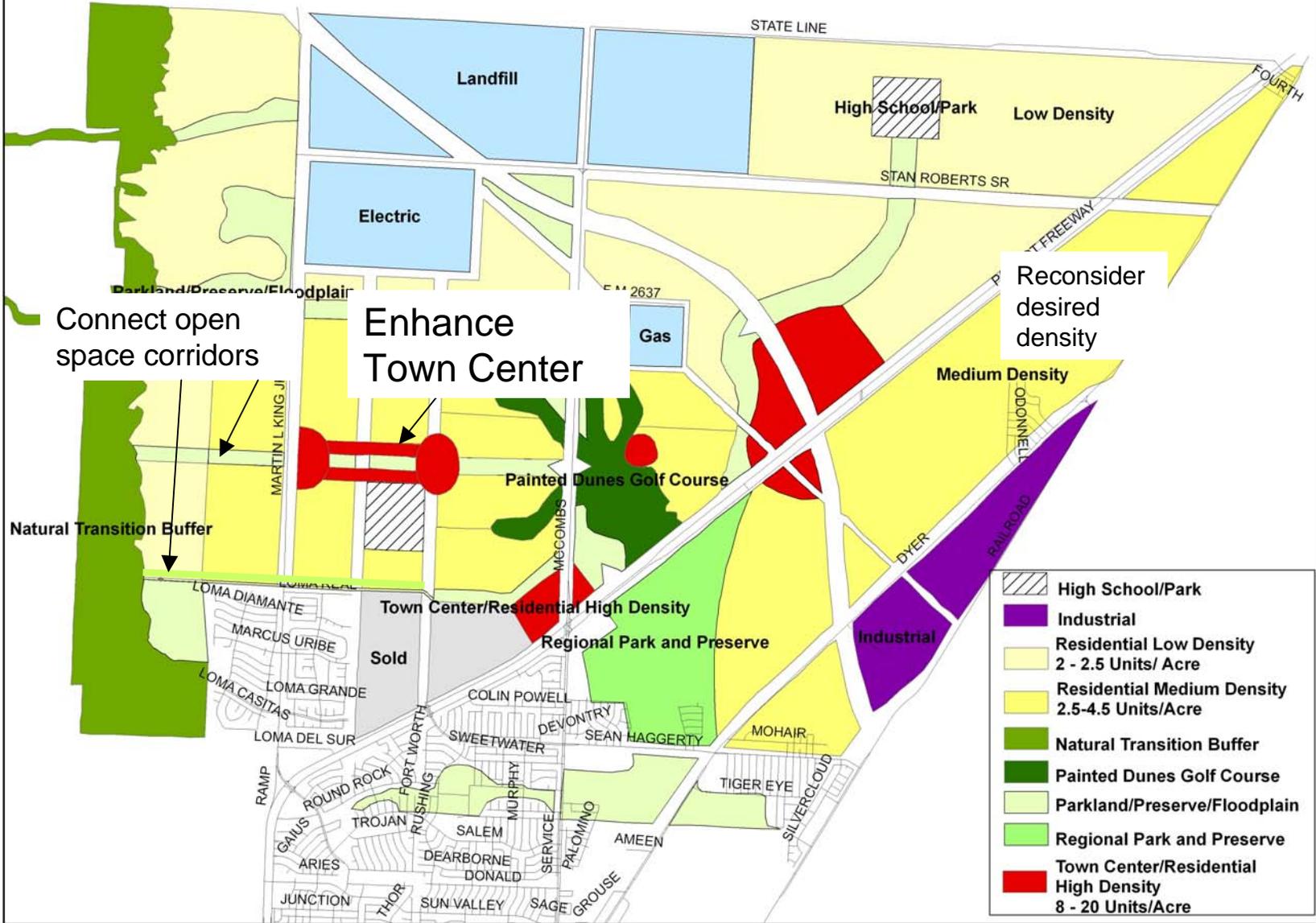
1. **Mix Land Uses**
2. **Take Advantage of Compact Building Design**
3. **Create a Range of Housing Opportunities and Choices**
4. **Create Walkable Neighborhoods**
5. **Foster Distinctive, Attractive Communities with a Strong Sense of Place**
6. **Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas**
7. **Strengthen and Direct Development Towards Existing Communities**
8. **Provide a Variety of Transportation Choices**
9. **Make Development Decisions Predictable, Fair, and Cost Effective**
10. **Encourage Community and Stakeholder Collaboration in Development Decisions**

# Northeast Proposed Landuse



-  High School/Park
-  Industrial
-  Residential Low Density  
2 - 2.5 Units/ Acre
-  Residential Medium Density  
2.5-4.5 Units/Acre
-  Natural Transition Buffer
-  Painted Dunes Golf Course
-  Parkland/Preserve/Floodplain
-  Regional Park and Preserve
-  Town Center/Residential  
High Density  
8 - 20 Units/Acre

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