

LOCATION CRITERIA

The adopted location criteria are intended to prioritize infill development within established, developed areas of the city. Many lots in these areas are underdeveloped, or have been left vacant as the city has grown in land area. While development of vacant and underutilized properties is encouraged throughout all parts of the city, there are other mechanisms that exist to promote and regulate development on the edges of the city. Additionally, the location criteria include lots at the urban edge that meet certain standards, such as brownfield and greyfield sites.

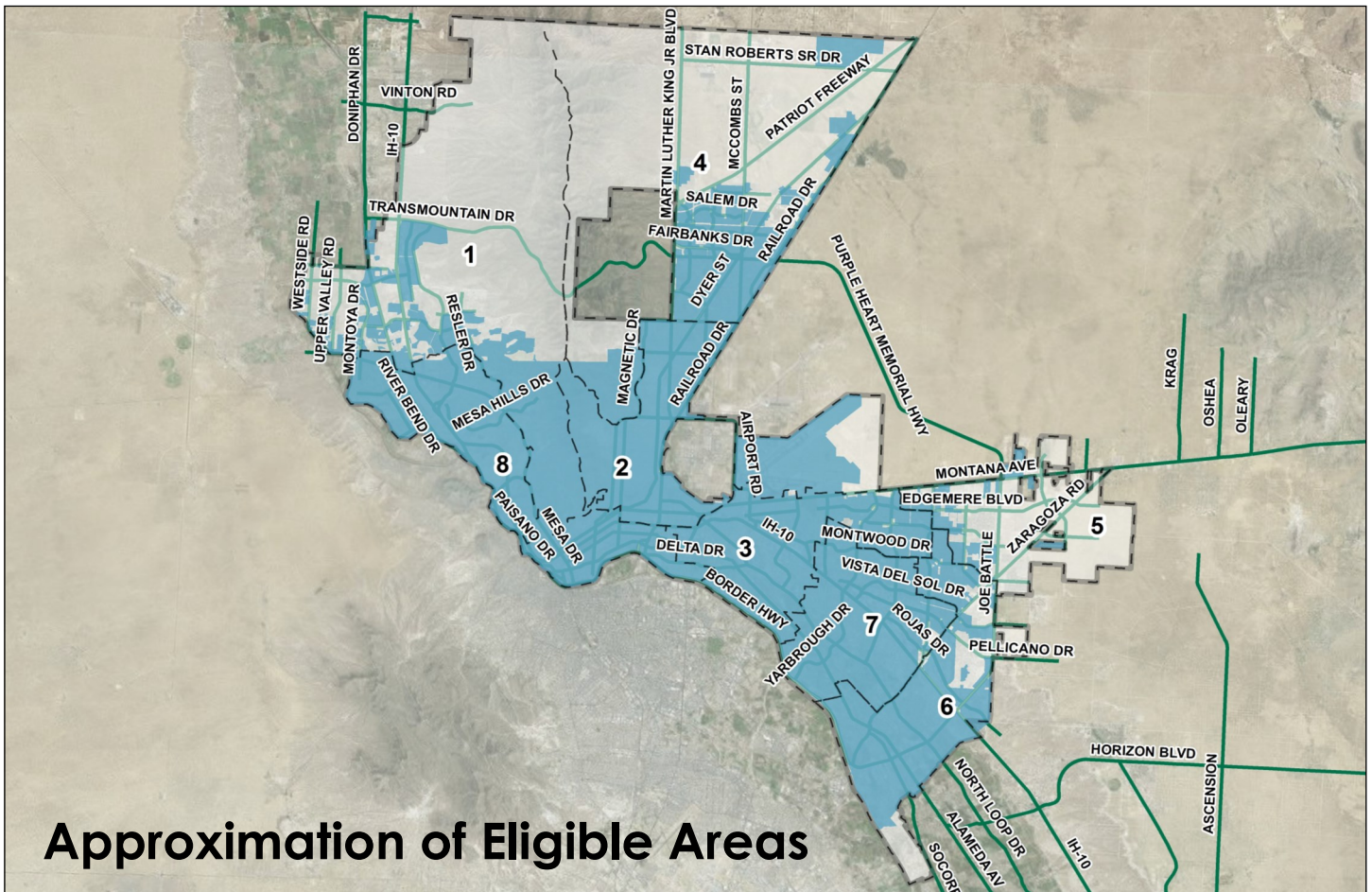
A property is eligible to request a special permit for infill development if it meets one of the seven location criteria described below. A map illustrating an approximation of the eligible areas is included in the appendix for reference.

HISTORIC DISTRICTS

The City of El Paso has nine historic districts. These districts are designated with an “H” on the city’s official zoning map ([available at www.elpasotexas.gov](http://www.elpasotexas.gov)). Any property designated as historic as defined by the zoning ordinance qualifies for infill development. Applications and proposals will be subject to review as provided in 20.20.080. For more information on historic preservation, visit <https://www.elpasotexas.gov/economic-development/historic-preservation>.

THE DOWNTOWN PLAN AREA

The downtown plan area is defined in the Downtown 2015 Plan; a copy of the designated area is attached to this policy guide. All parcels within the plan area are eligible under the provisions of this ordinance.



ANNEXED PRIOR TO 1955

Prior to 1955 the City of El Paso had no formal zoning regulations; consequently, many lots that were subdivided or developed prior to the implementation of zoning do not meet a number of modern dimensional requirements for parcels. Many structures within older areas of the city are quickly reaching the end of their design lives and these parcels are attractive candidates for redevelopment. Properties within the city limits prior to 1955 are established older parts of the city, and many have a distinct character. High quality infill development in accordance with the adopted ordinance will greatly benefit these older areas. All parcels of land annexed prior to 1955 are eligible for infill development under the approved ordinance.

PLATTED FOR MORE THAN 25 YEARS

Historically, platting is an early phase of the development process. This provision ensures that eligibility for infill development grows as neighborhoods age. The ordinance also makes eligible any parcels adjacent to (physically abutting) these developed areas which have remained vacant and unplatted.

BROWNFIELDS AND GREYFIELDS

The adopted ordinance also includes the addition of a number of relevant definitions to the municipal code. Amongst these are "brownfield" and "greyfield" development:

Brownfield development: Redevelopment of abandoned or obsolete parcels in which demonstrable environmental remediation or mitigation is required. In general, redevelopment of abandoned industrial or manufacturing facilities, former automotive yards, any parcels adjacent to rail yards and other similar uses are eligible. To qualify for infill development under the brownfield provision the applicant must demonstrate the extent of environmental contamination and the measures taken to remediate the contamination.

Greyfield development: Redevelopment of abandoned, obsolete, or underutilized parcels surrounded by substantial existing development. Greyfields are typically large commercial parcels with expansive parking areas which have become vacant or underutilized. The redevelopment of these sites can revitalize forgotten or declining commercial districts.

Plan El Paso recommends locating new development on brownfield parcels and specifically references greyfields in the plan's definition of infill.

Policy 2.1.5: Development is encouraged on brownfields if site contamination can be remediated.

Infill: (noun) new development on land that had been previously developed, including most greyfield and brownfield sites and cleared land within urbanized areas; (verb) to develop areas including most greyfield and brownfield sites and cleared land within urbanized areas.



The Fountains at Farah - This abandoned manufacturing facility converted to walkable, outdoor mall is an example of greyfield redevelopment.

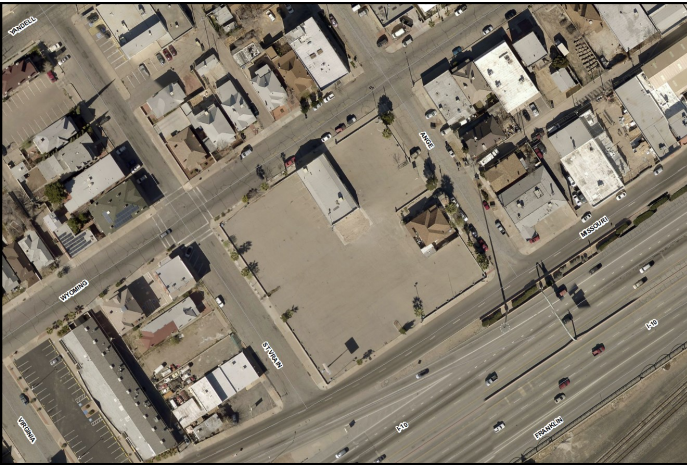
FUTURE LAND USE MAP, G2 AND G7

Plan El Paso policies prioritize infill development many times. Specifically policy 1.2.3 and policy 1.9.5 identify the G2—Traditional Neighborhood and G7—Industrial designations as areas suited for infill development in accordance with the goals and policies of *Plan El Paso*. Amendments to the future land use map and comprehensive plan may help in making infill incentives available to more parcels. All parcels within areas identified as G2 or G7 are eligible for infill development.

CIVIC BUILDINGS, PUBLIC SPACES, AND EDUCATIONAL FACILITIES

Obsolete school sites and public buildings/facilities should be redeveloped in a manner that is consistent with their surroundings. These sites are often centrally located within traditional neighborhoods and are well suited for infill development.

EXAMPLES OF INFILL DEVELOPMENT SITES



Former auto sales in area of mixed development



Vacant corner lot suitable for a variety of uses



Vacant residential lot in traditional neighborhood



Vacant corner residential lot