



ITEM 39

471 Fresno Drive Rezoning

PZRZ23-00030

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00030



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.

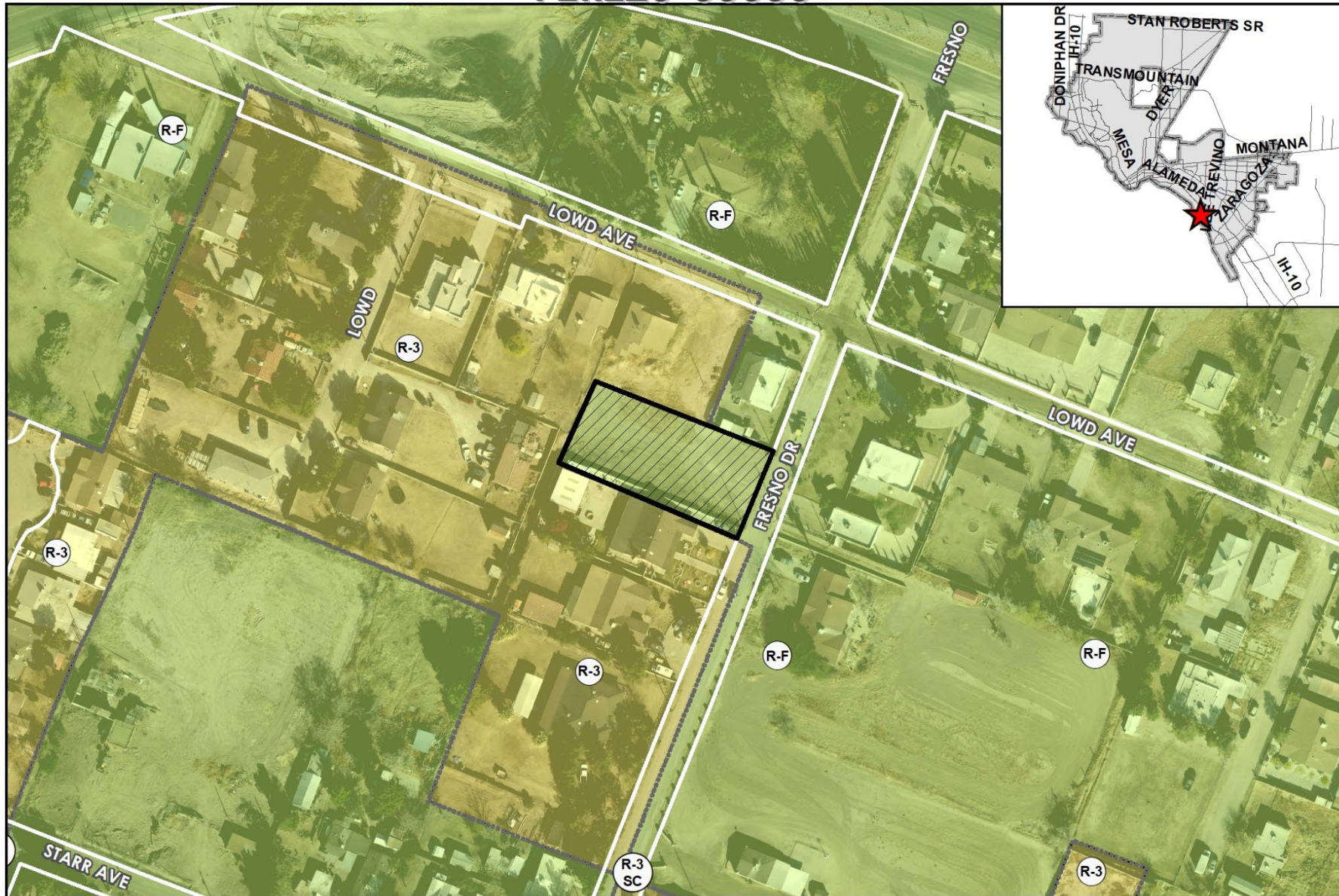


 Subject Property

0 45 90 180 270 360 Feet



PZRZ23-00030



Existing Zoning

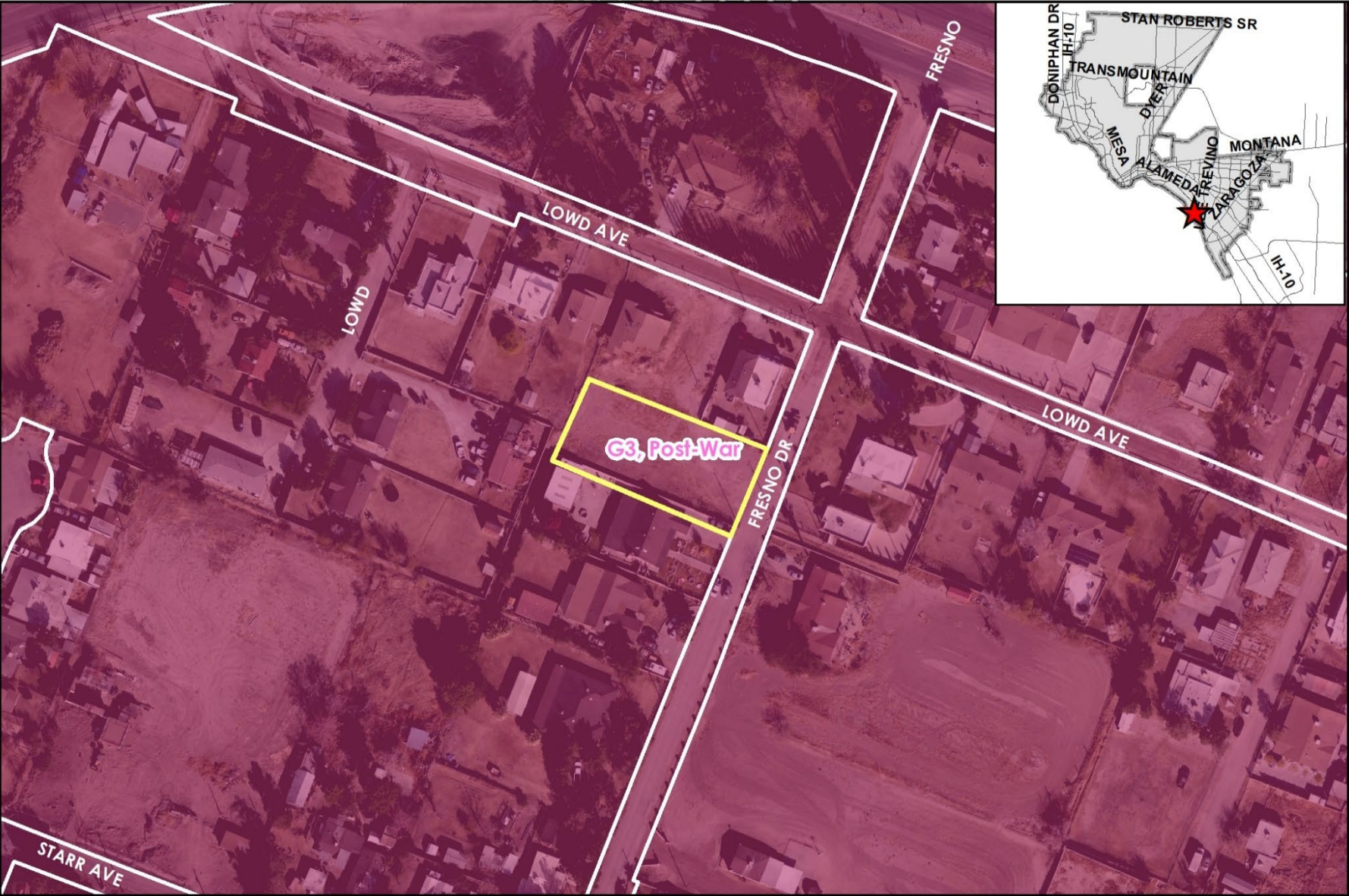
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 Subject Property

0 45 90 180 270 360 Feet





Future Land Use Map

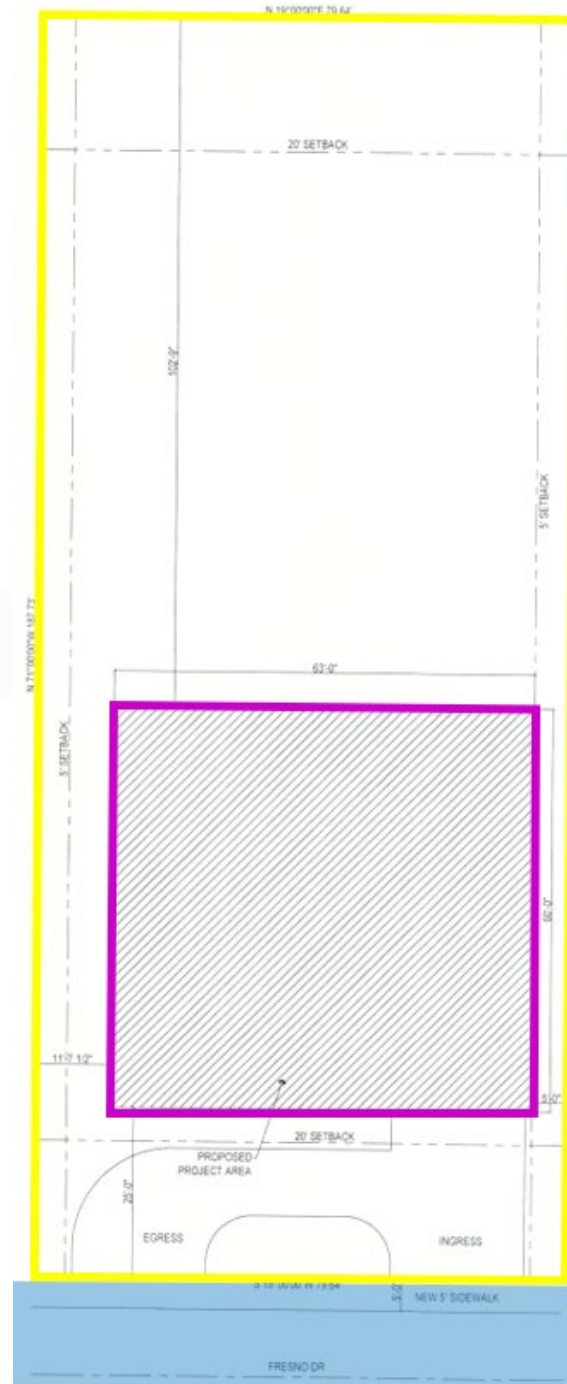
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 Subject Property



Conceptual Plan



Subject Property



Surrounding Development



N



W

S

E



Public Input

- Notices were mailed to property owners within 300 feet on January 26, 2024.
- The Planning Division has not received any communications in support or opposition to the request. But received an email of inquiry.





Recommendation

- Staff recommends approval of the rezoning request.
- CPC recommended 5-0 to approve the proposed rezoning.



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

Appendix B – TABLE OF DENSITY AND DIMENSIONAL STANDARDS

Zoning District	Lot & Dwelling Size (Minimum)			Setback (Minimum)				
	Lot Size	Lot Width	Lot Depth	Front	Rear	Cumulative Front & Rear	Side	Side street
R-F (Ranch and Farm)	1 acre	125'	200'	50'	50'	N/A	20'	25'
R-3 (Residential)	6,000 sq. ft.	60'	90'	20'	20'	50'	5'	10'
Current Lot Density	0.34 acres/ 14,950.81 sq. ft.	79'	187'	Proposed 25'	Proposed 105'	Proposed 130'	Proposed 11.5' & 5'	N/A