



ITEMS 24 & 25

# 1071 Country Club Rd. Rezoning and Condition Release

PZRZ25-00007

PZCR25-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso







## 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. Enlargement 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.



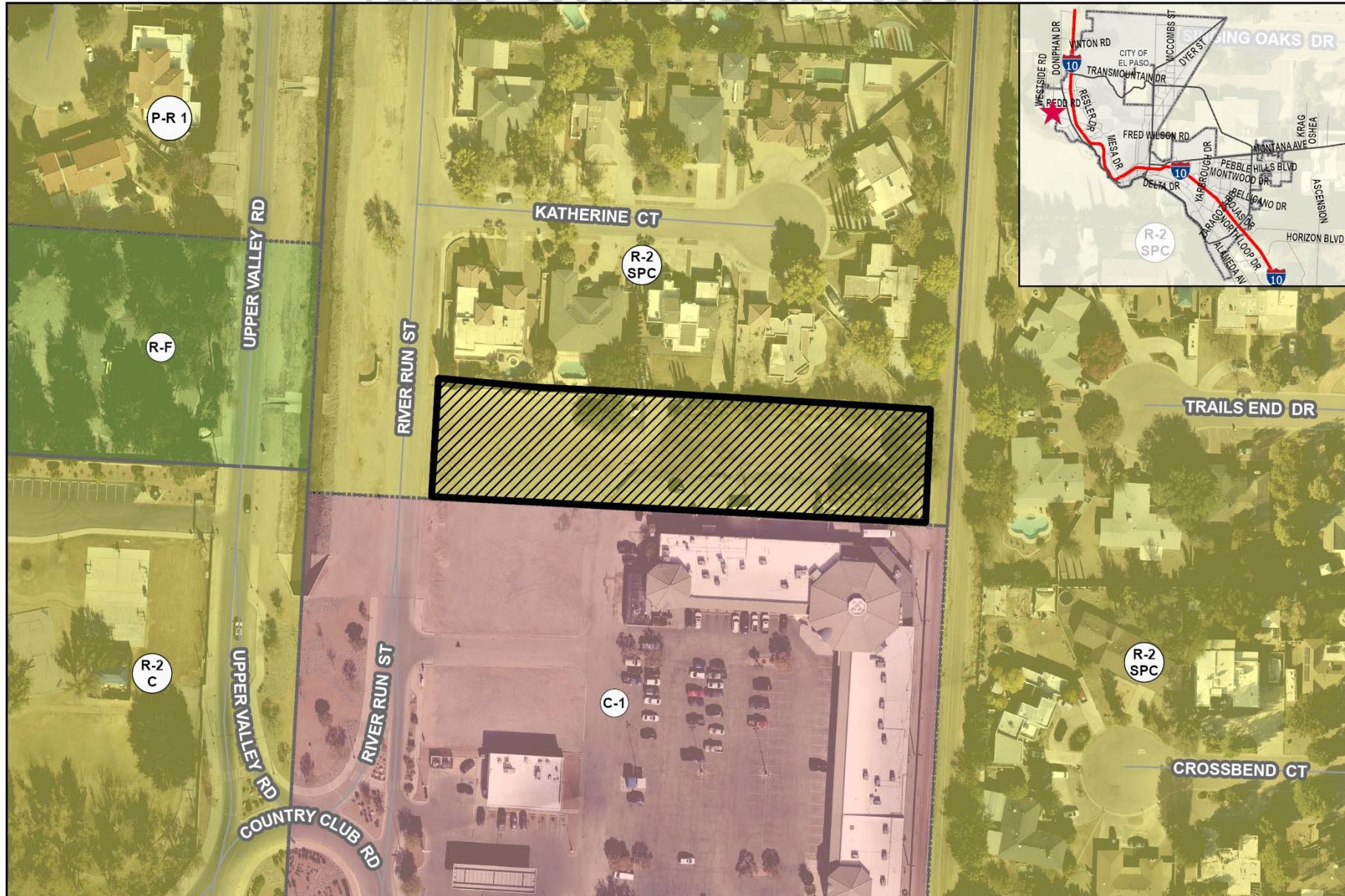
Subject Property

0 30 60 120 180 240  
Feet





# PZRZ25-00007 & PZCR25-00001



## Existing Zoning

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. Enlargement 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.



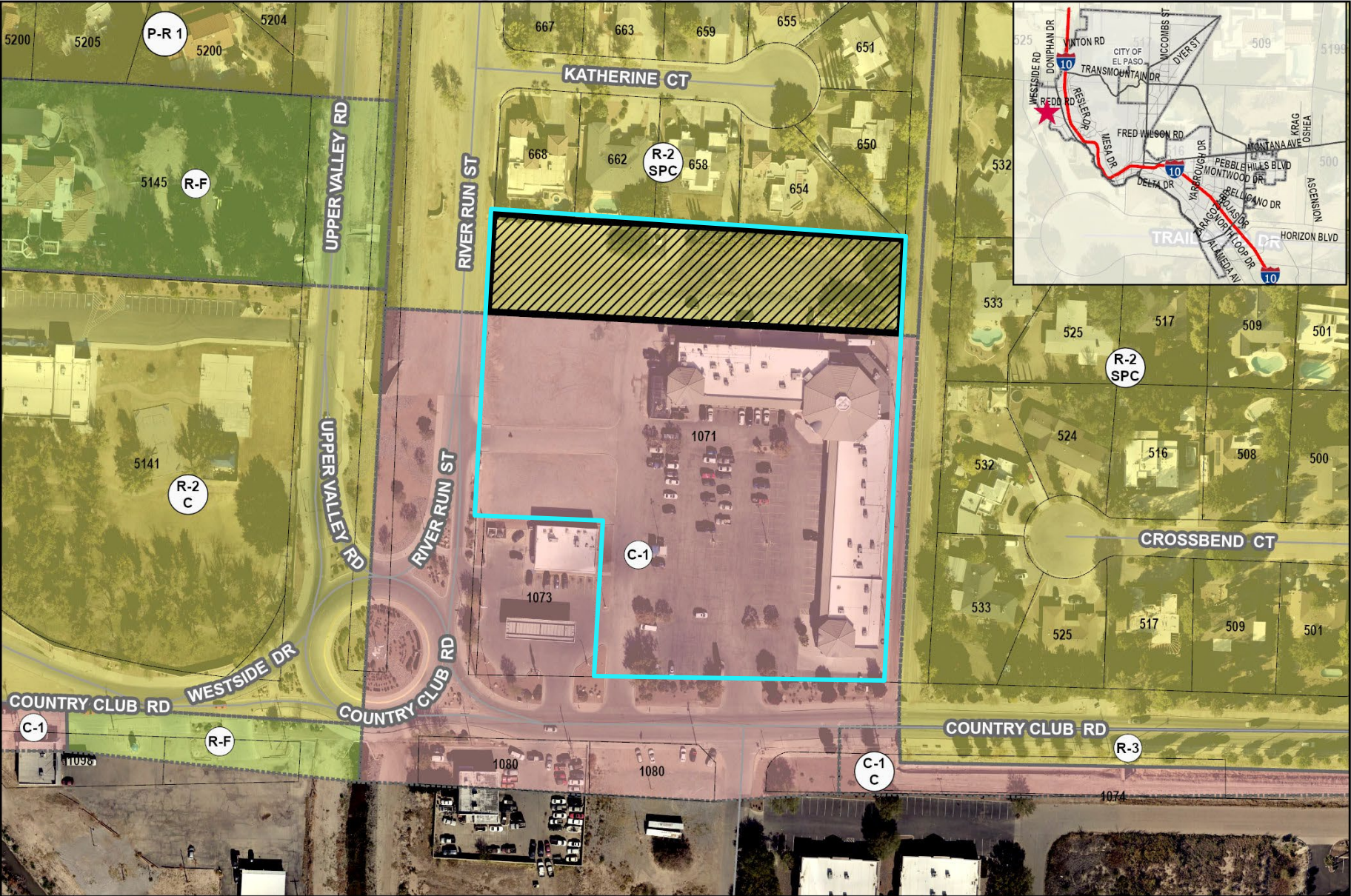
Subject Property

0 30 60 120 180 240 Feet





PZRZ25-00007 & PZCR25-00001



Existing  
Zoning

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



## Current condition on the subject property per Ordinance No. 9332, dated March 29, 1988:



*As a special protective condition which will minimize any potential adverse impact, and to ensure the appropriateness of this land use, all lots must be developed to a minimum lot size of 13,500 square feet.*

Condition





Future Land Use Map

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. Enlargement 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.

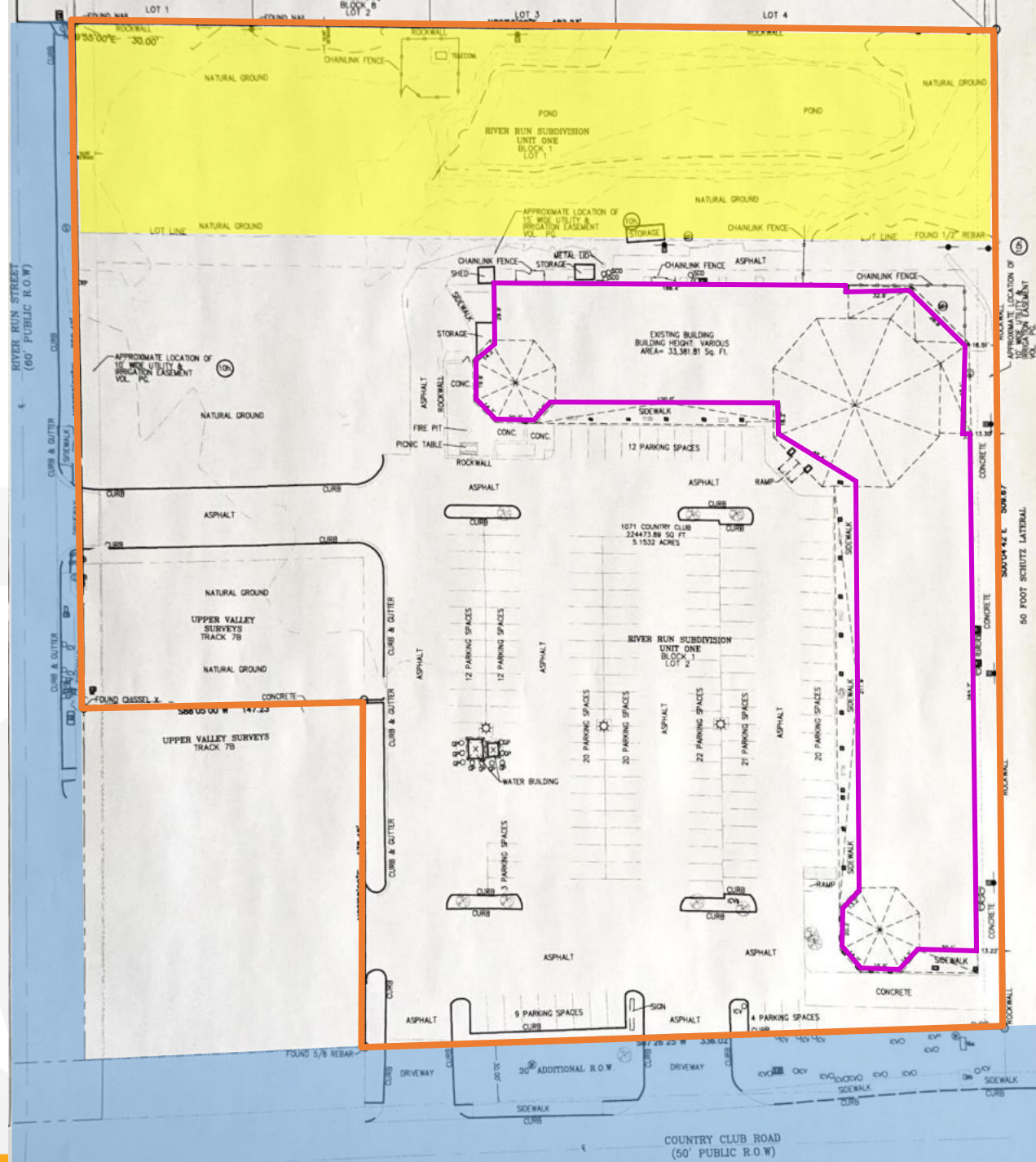


 Subject Property





# Conceptual Plan





# Subject Property



# Surrounding Development



W



N



S

E  
9



# Public Input

- Notices were mailed to property owners within 300 feet on March 28, 2025.
- The Planning Division has received four (4) calls of inquiry and one (1) call in support to the request.
- Applicant conducted direct outreach to the abutting residential property owners along Katherine Court and obtained (5) signatures in support of the rezoning.





# Recommendation

- Staff and CPC (7-0) recommended **approval with a condition** of the rezoning request.

*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 lines adjacent to residential zone 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 or certificates of completion.*



# Recommendation

- Staff and CPC (7-0) recommended **approval** of the condition release request.





## 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



## Existing Pond