

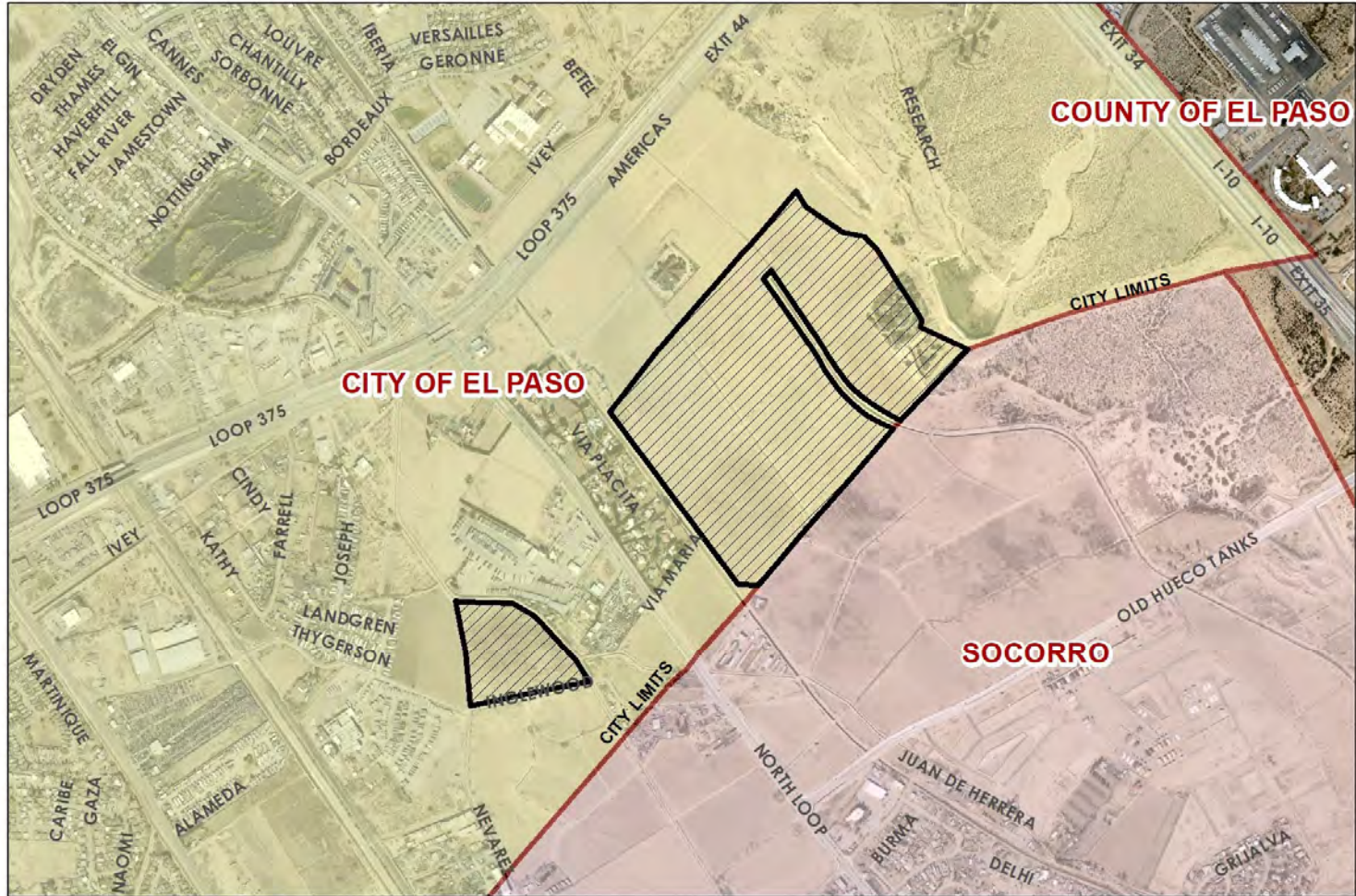


9641 North Loop Dr. & 215 Sofia Pl. and 551 Inglewood Rezoning

PZRZ21-00005 and PZRZ21-00006


Strategic Goal 3.
Promote the Visual Image of
El Paso

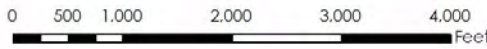




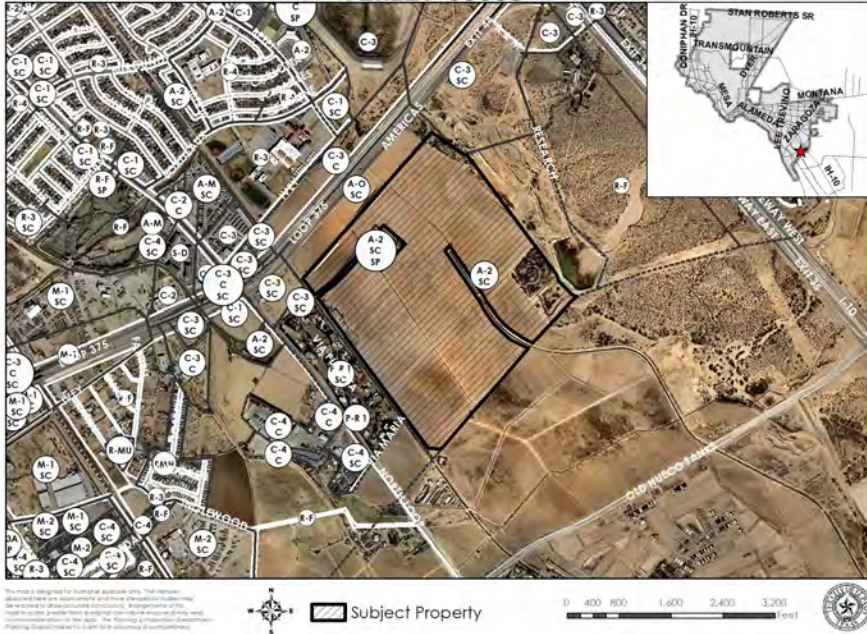
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Properties



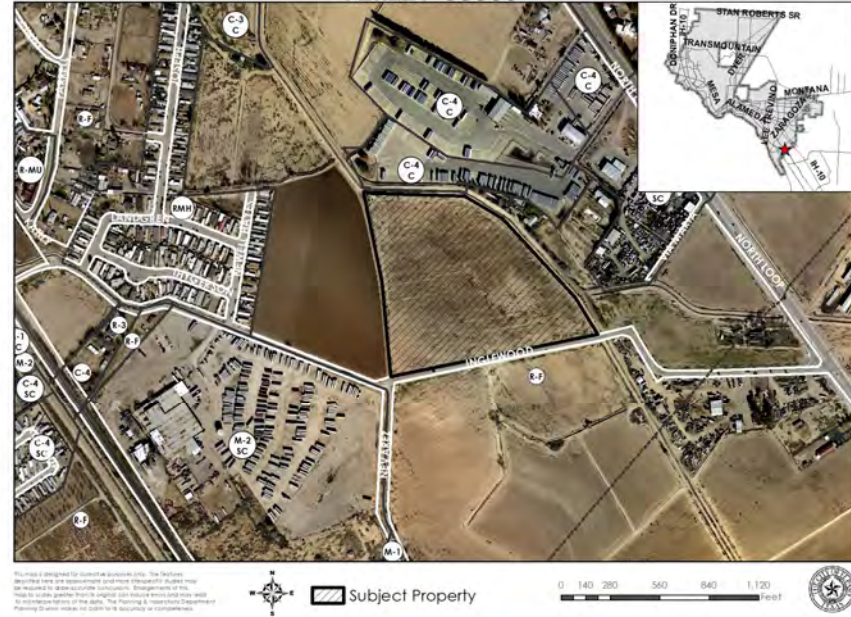
PZRZ21-00005



9641 North Loop & 215 Sophia

229.79 acres

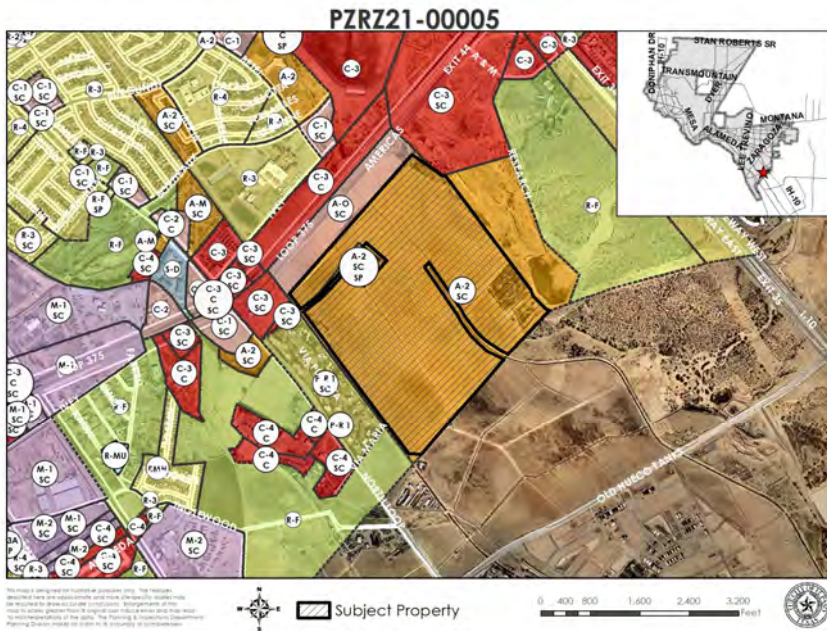
PZRZ21-00006



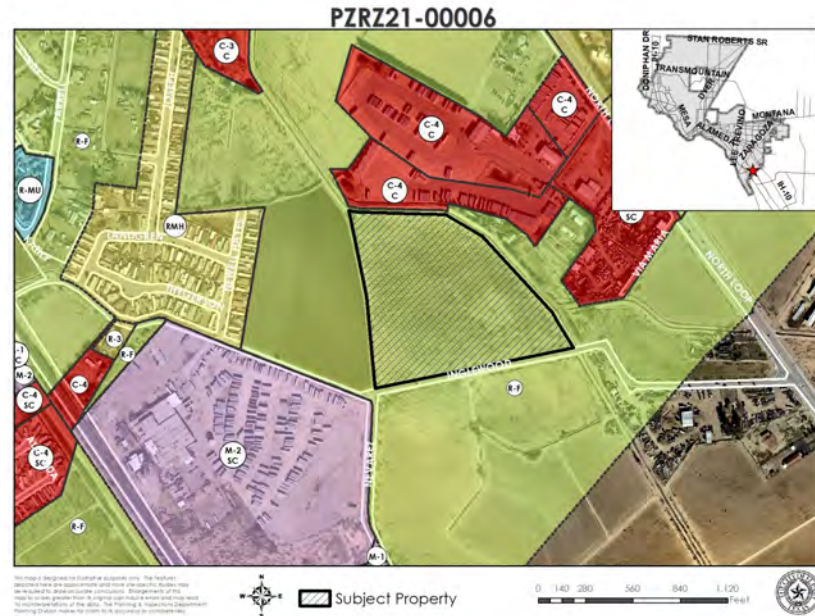
551 Inglewood

20.54 acres

Existing Zoning



9641 North Loop & 215 Sophia



551 Inglewood

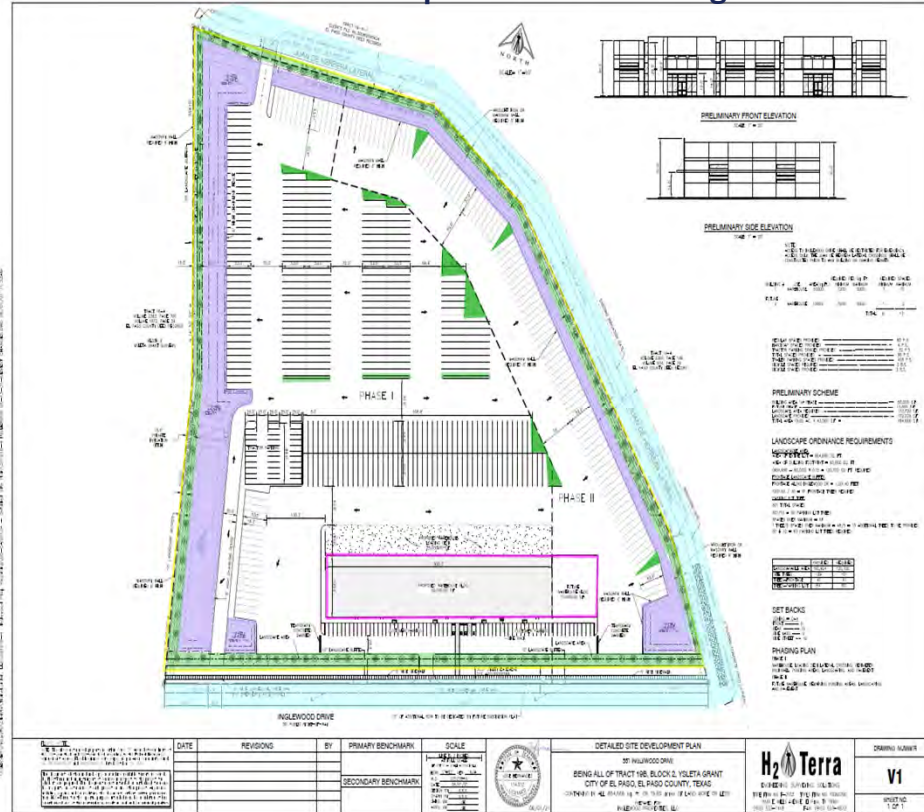
REQUEST FOR BOTH PROPERTIES IS TO REZONE TO **C-4 (Commercial/Light Industrial)**

Conceptual Plan – North Loop & Sophia



Proposed Industrial Business Park

Detailed Site Development Plan – 551 Ingewood



Proposed Warehouse and Trucking facility





9641 North Loop & 215 Sophia



551 Inglewood



Subject Property

Public Input

9641 North Loop & 215 Sophia

- Virtual community meetings
 - April 22, 2021
 - May 6, 2021
 - Approximately 40+ residents
 - Mission Valley Civic Assoc.
 - Corridor 20 Civic Assoc.
- Public notices were mailed to property owners within 300 feet on May 21, 2021.
 - Additionally, notices were mailed to all property owners within the adjacent residential neighborhood (Placitas Del Rey).
- Total of 48 notices mailed out
- No opposition received
 - 1 letter in support received from the Nursing Home facility.

551 Inglewood

- Virtual community meeting:
 - May 13, 2021.
 - Approximately 20 attendees
 - Mission Valley Civic Assoc.
 - Corridor 20 Civic Assoc.
- Public notices were mailed to property owners within 300 feet on May 21, 2021.
- Total of 26 notices mailed out
- 1 email in opposition from one property owner



Recommendation



9641 North Loop & 215 Sophia

On June 3, 2021 CPC recommended approval with the following conditions:

1. Twenty foot (20') landscaped buffer adjacent to the Mesa Drain.
2. Twenty foot (20') landscaped buffer around the existing nursing home facility.
3. Six-foot (6) masonry wall along the southwesterly property line adjacent to the Mesa Drain
4. Detailed Site Development Plan prior to building permits.
5. 4-way stop be installed at the intersection of the southwestern most access way and Camino Del Rey.

551 Inglewood

On June 3, 2021 CPC recommended approval with the following conditions:

1. Prohibit access for semi-trailer trucks to and from Inglewood Drive.
2. Ten-foot (10') landscaped buffer adjacent to residential or apartment zone districts or uses.
3. The Juan De Herrera Lateral crossing shall be constructed prior to building permits.
4. Detailed Site Development Plan prior to building permits.



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