



ITEM 14

North of Rojas and East of George Dieter Rezoning

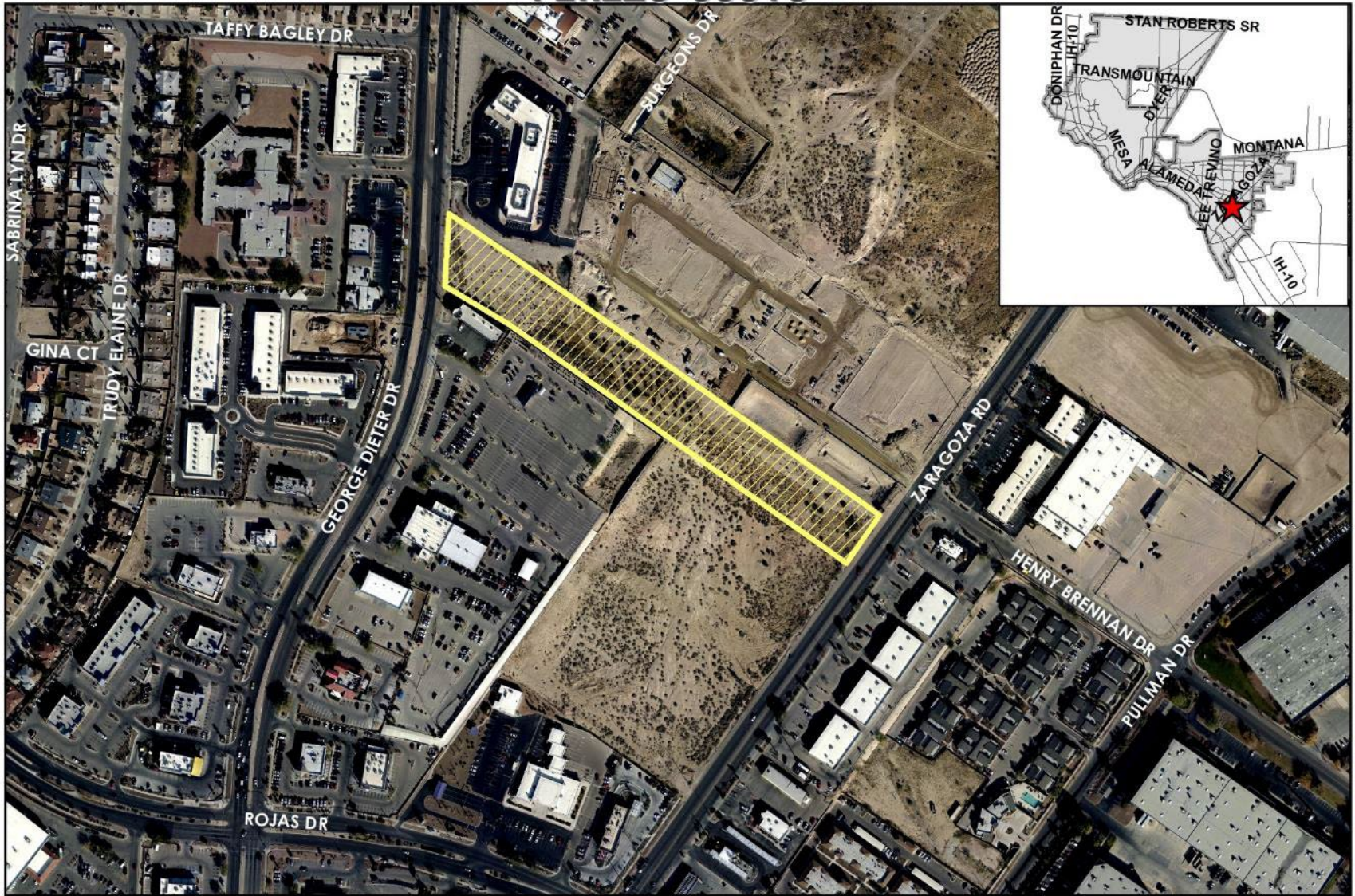
PZRZ23-00010



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ23-00010



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.

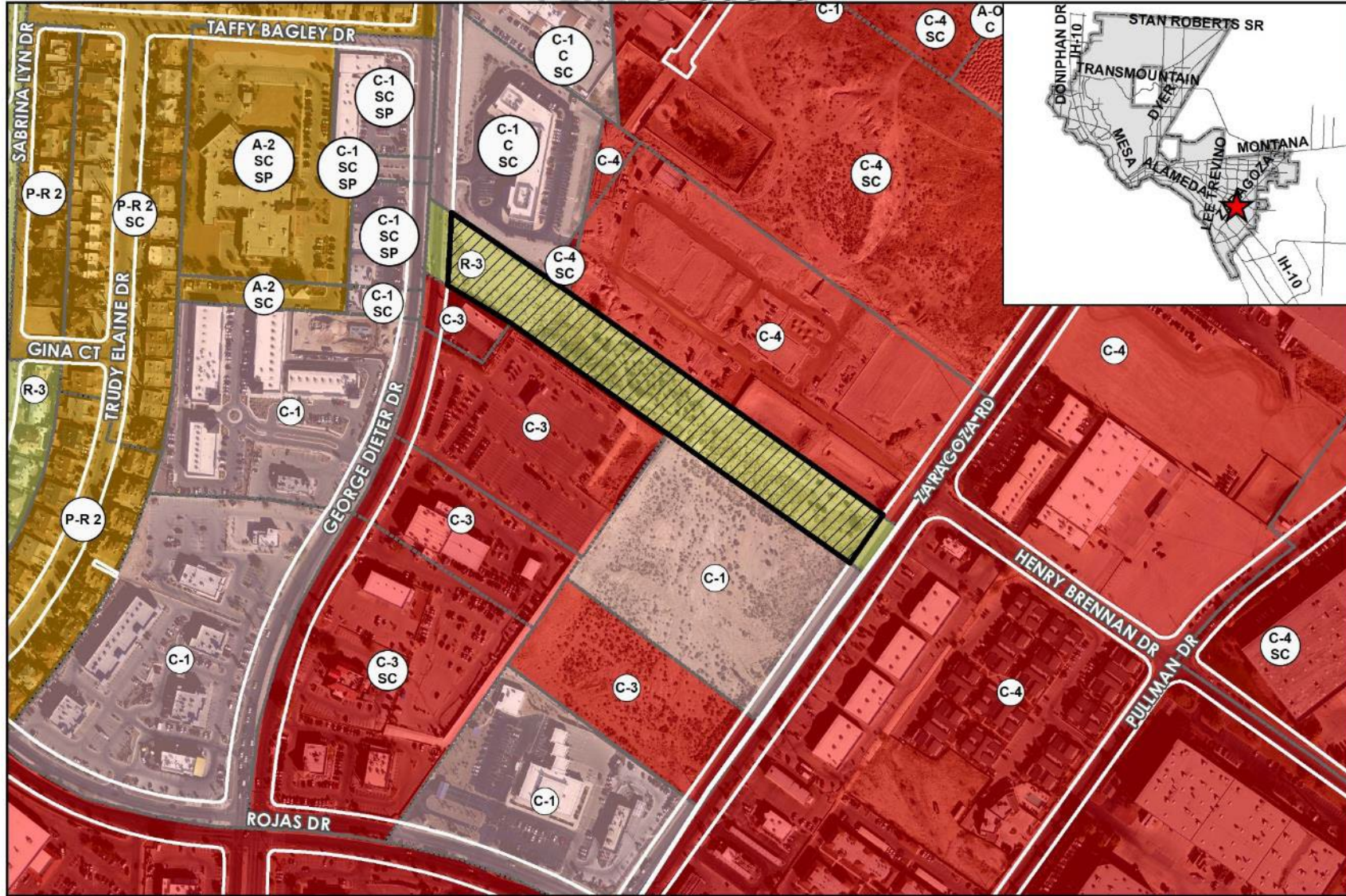


 Subject Property

0 125 250 500 750 1,000 Feet



PZRZ23-00010



Existing Zoning

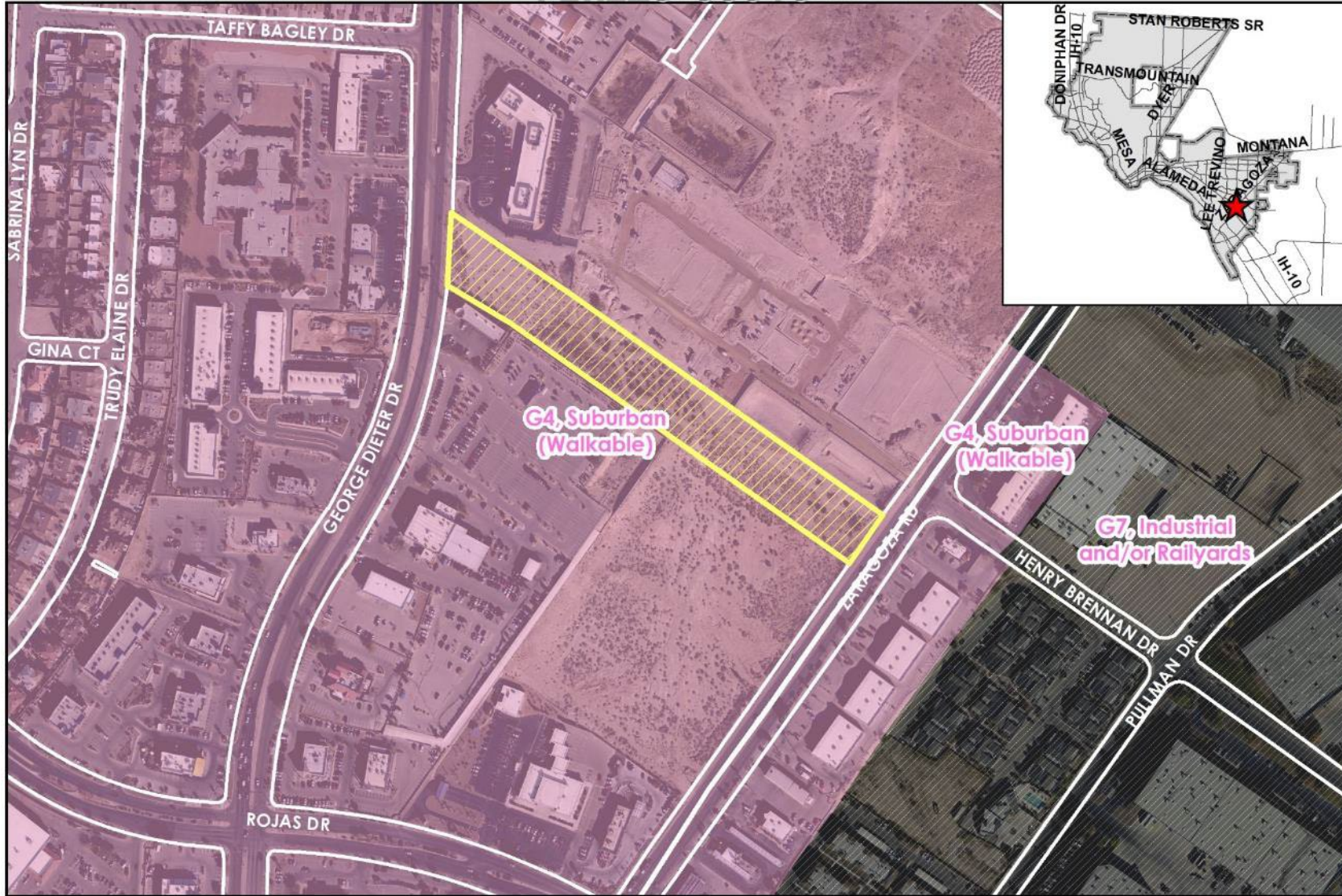
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 Subject Property



PZRZ23-00010



Future Land Use Map

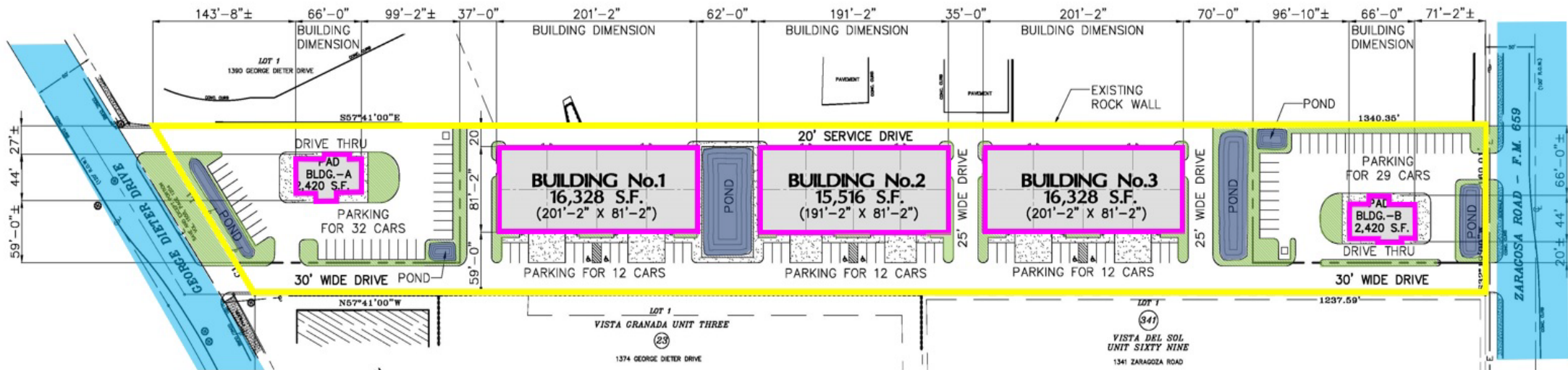
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 Subject Property



Conceptual Plan



NEW BUSINESS CENTER & COMMERCIAL PADS FOR GEORGE DIETER AT ZARAGOZA

23-404-D-SITE PLAN.DWG

DATE: JANUARY/20/2023 RAM

SCALE: 1" = 100'-0"



Subject Property



Subject Property



Surrounding Development

N



W



E

S

Public Input

- Notices were mailed to property owners within 300 feet on April 21, 2023.
- The Planning Division has not received any communications in support or opposition to the request.





Recommendation

- Staff recommends **approval** of the rezoning request
- CPC recommends **approval (6-0)** of the rezoning 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