



CC 29 and CC 30

3101 N. Lee Trevino Rezoning and Special Permit

PZRZ24-00033

PZST24-00015

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00033 & PZST24-00015



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.

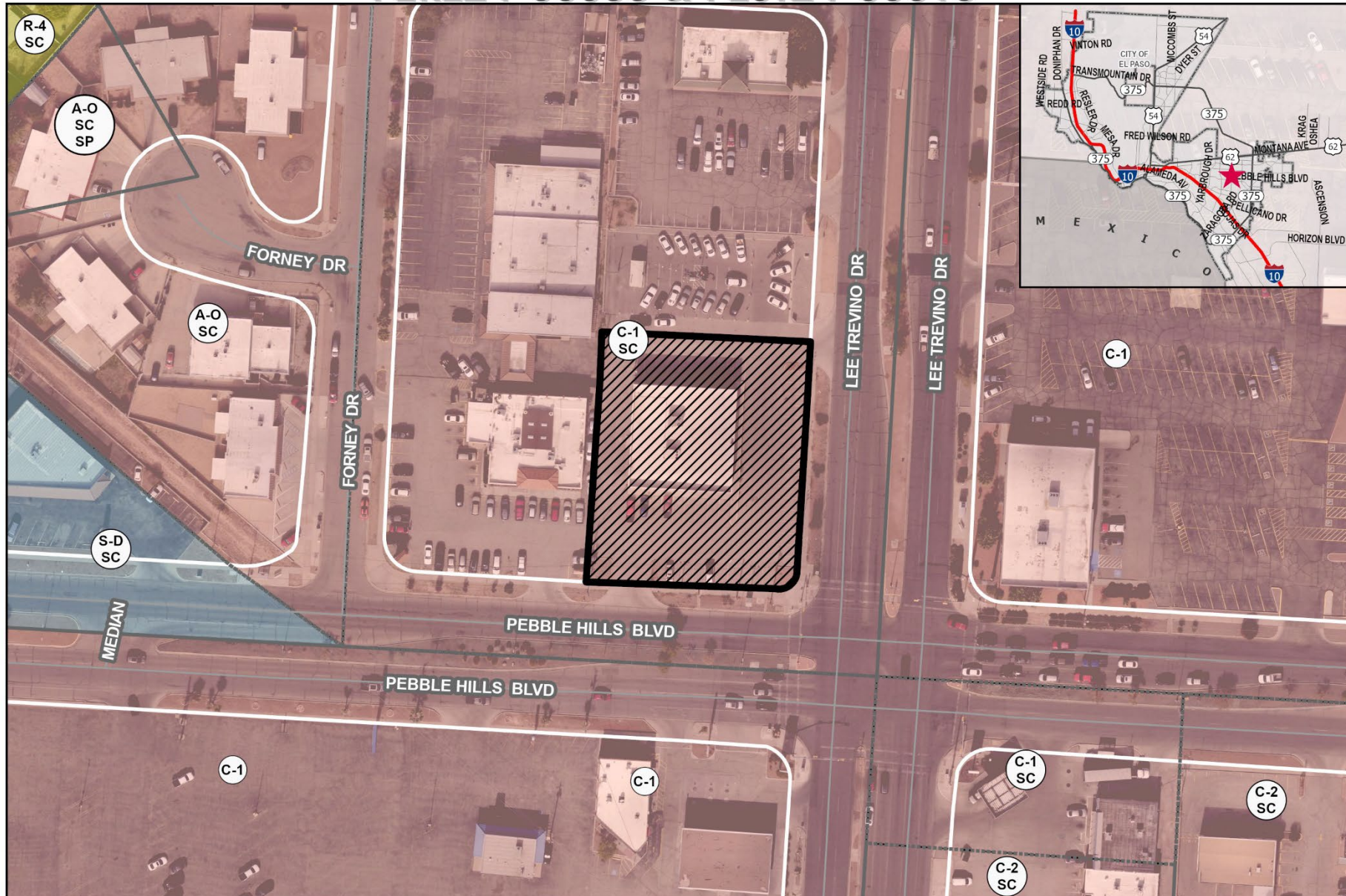


 Subject Property

0 25 50 100 150 200
Feet



PZRZ24-00033 & PZST24-00015



Existing Zoning

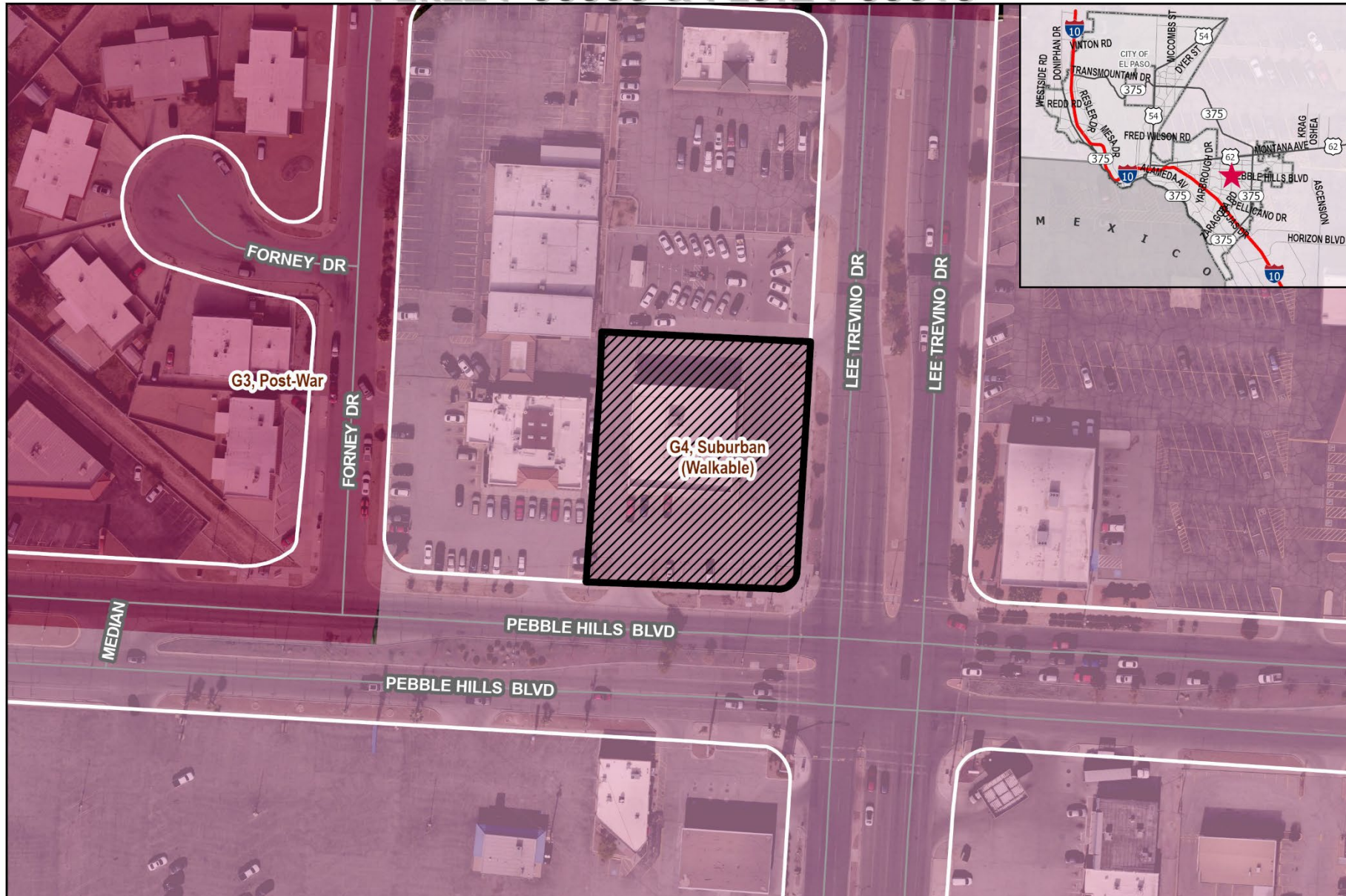
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 Subject Property

0 25 50 100 150 200 Feet





Future Land Use Map

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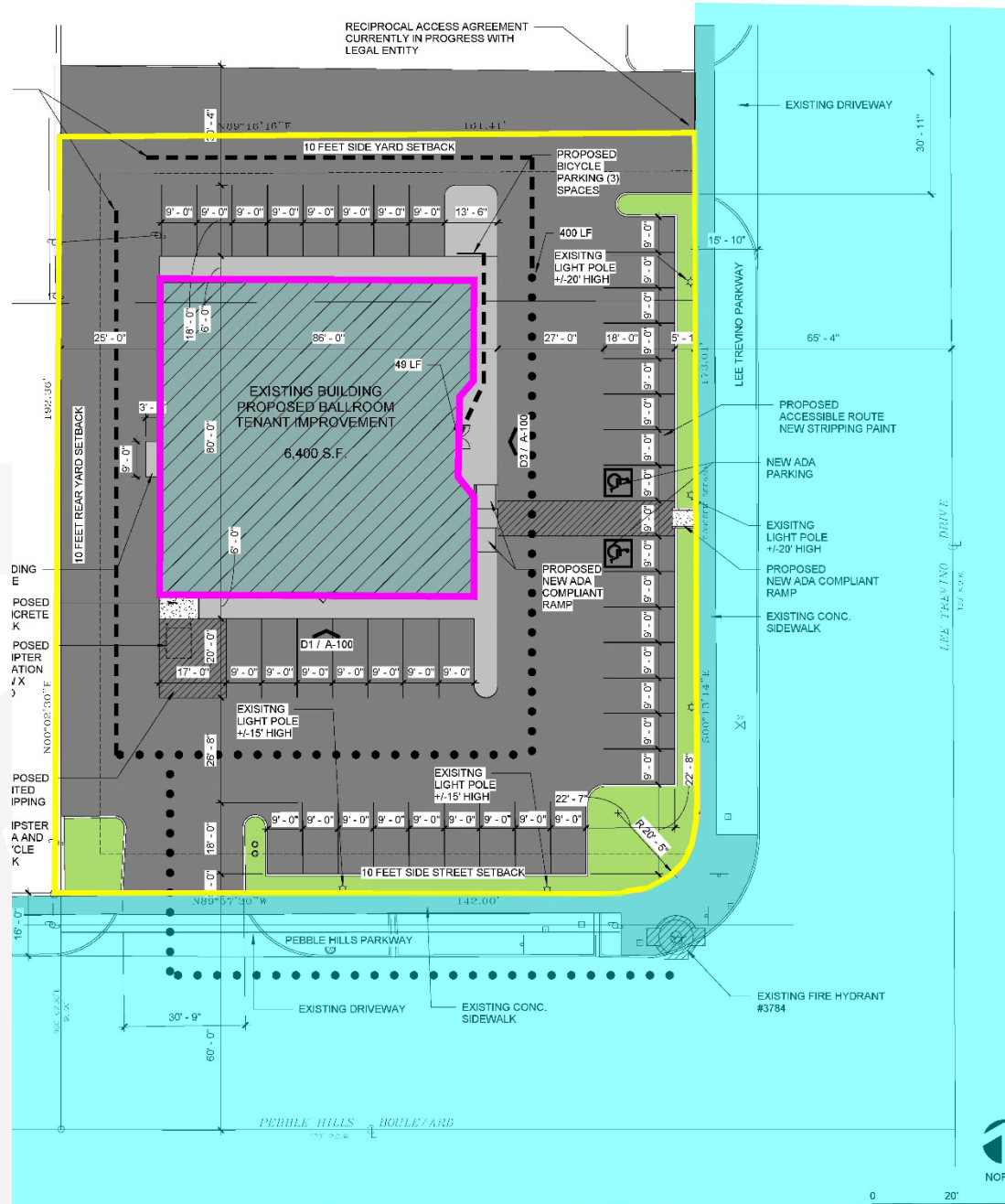
Subject Property

0 25 50 100 150 200 Feet

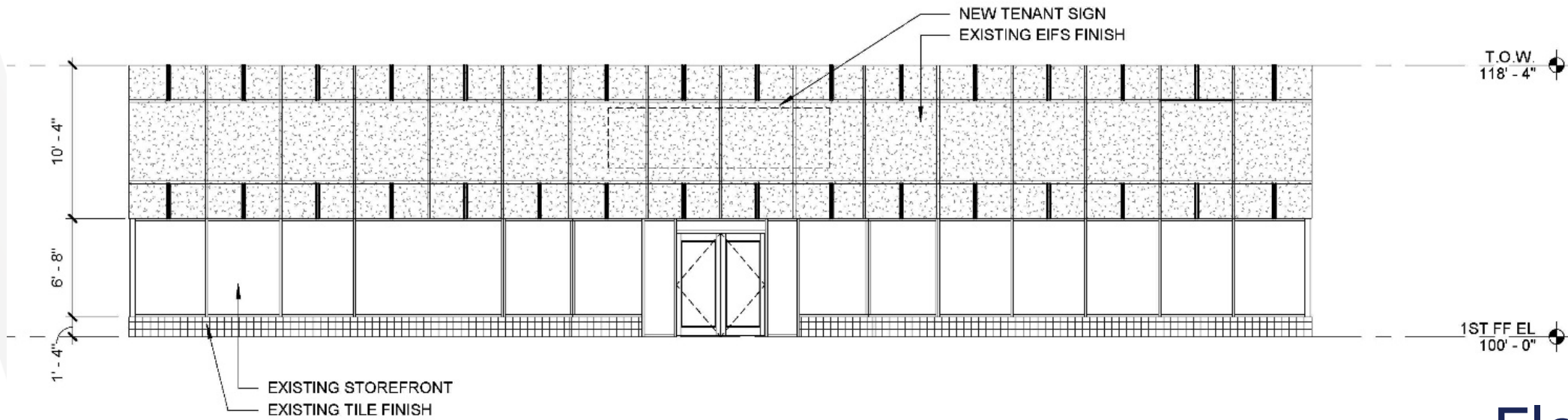


EXISTING EXTERIOR ELEVATION

1/8" = 1'-0"

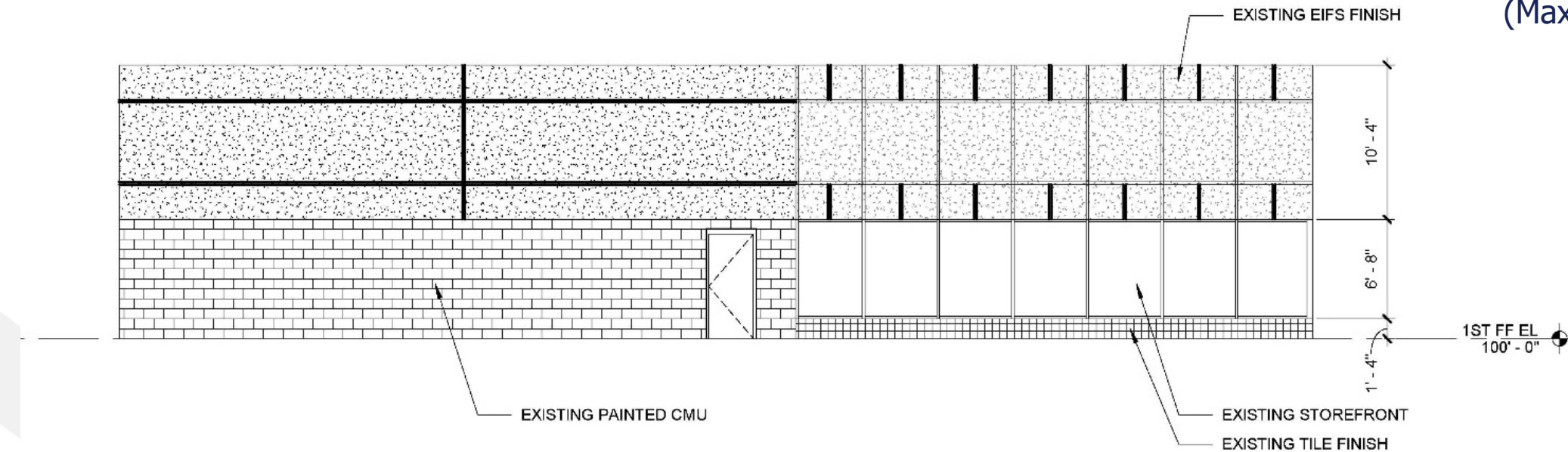


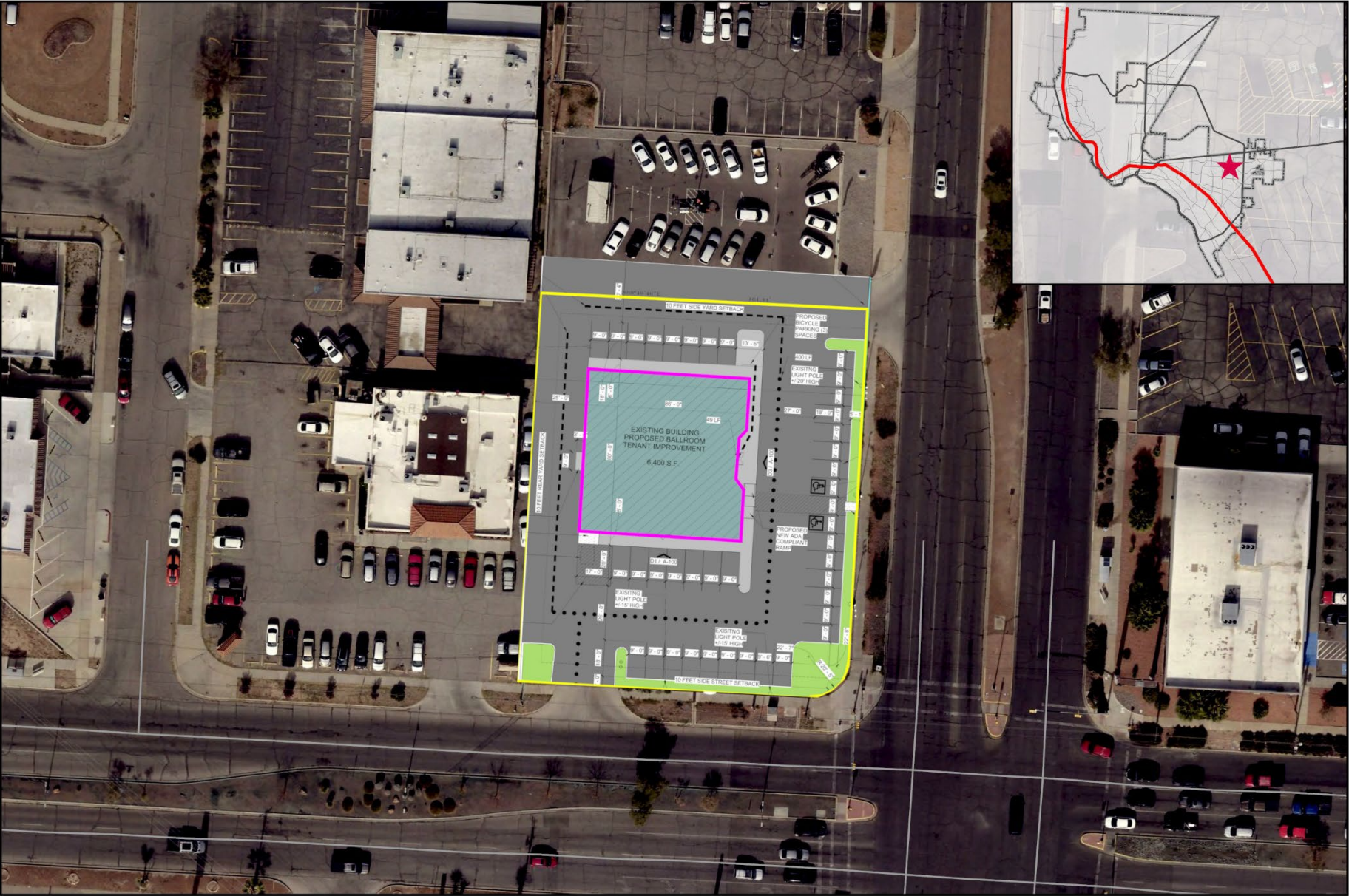
Detailed Site Plan



Elevations

(Max Height: 18'-4")





Detailed Site Plan

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Subject Property



Surrounding Development



W



N



S



Public Input

- Notices were mailed to property owners within 300 feet on January 31, 2025.
- The Planning Division received one (1) in-person comment in opposition at the City Plan Commission meeting.





Recommendation

- Staff and CPC (8-0) recommended **Approval** of the rezoning request.

Recommendation

Staff and CPC (8-0) recommended **approval with condition** of the special permit and detailed site development plan request.

The condition is as follows:

- *That a five-foot (5') landscaped buffer with a mixture of trees and shrubs be required no less than twenty feet (20') on center along Lee Trevino Drive and Pebble Hills Boulevard abutting the subject property, with the exception of driveways for ingress and egress to the property prior to certificates of occupancy or certificates of completion.*



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