



ITEM 41 & 42

1351 & 1355 Zaragoza Rd. Rezoning & Condition Release

PZRZ20-00017 & PZCR20-00002

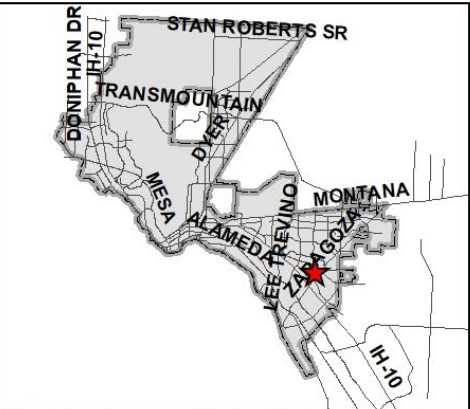
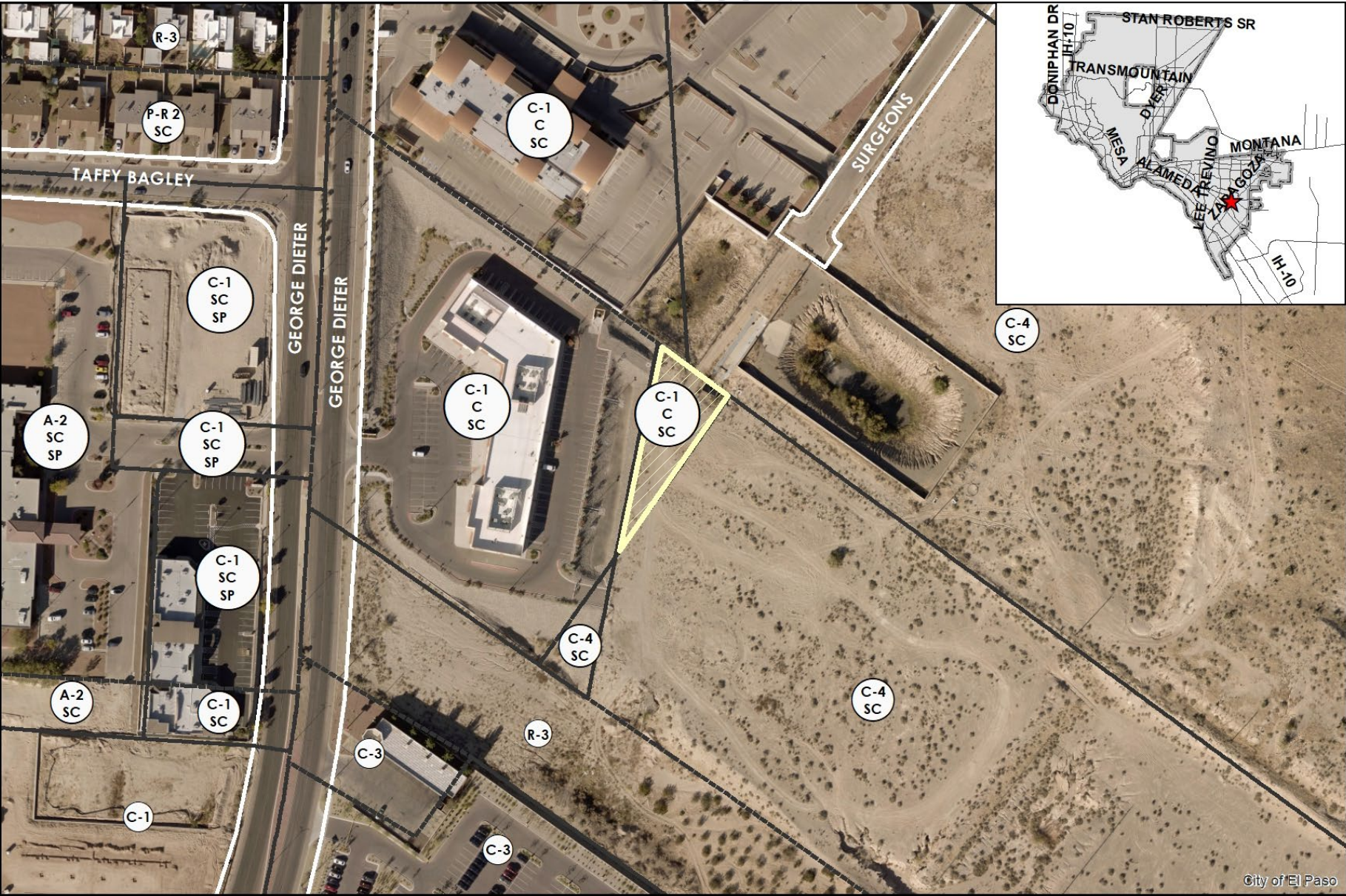
Strategic Goal 3.

Promote the Visual Image of
El Paso





Aerial Rezoning



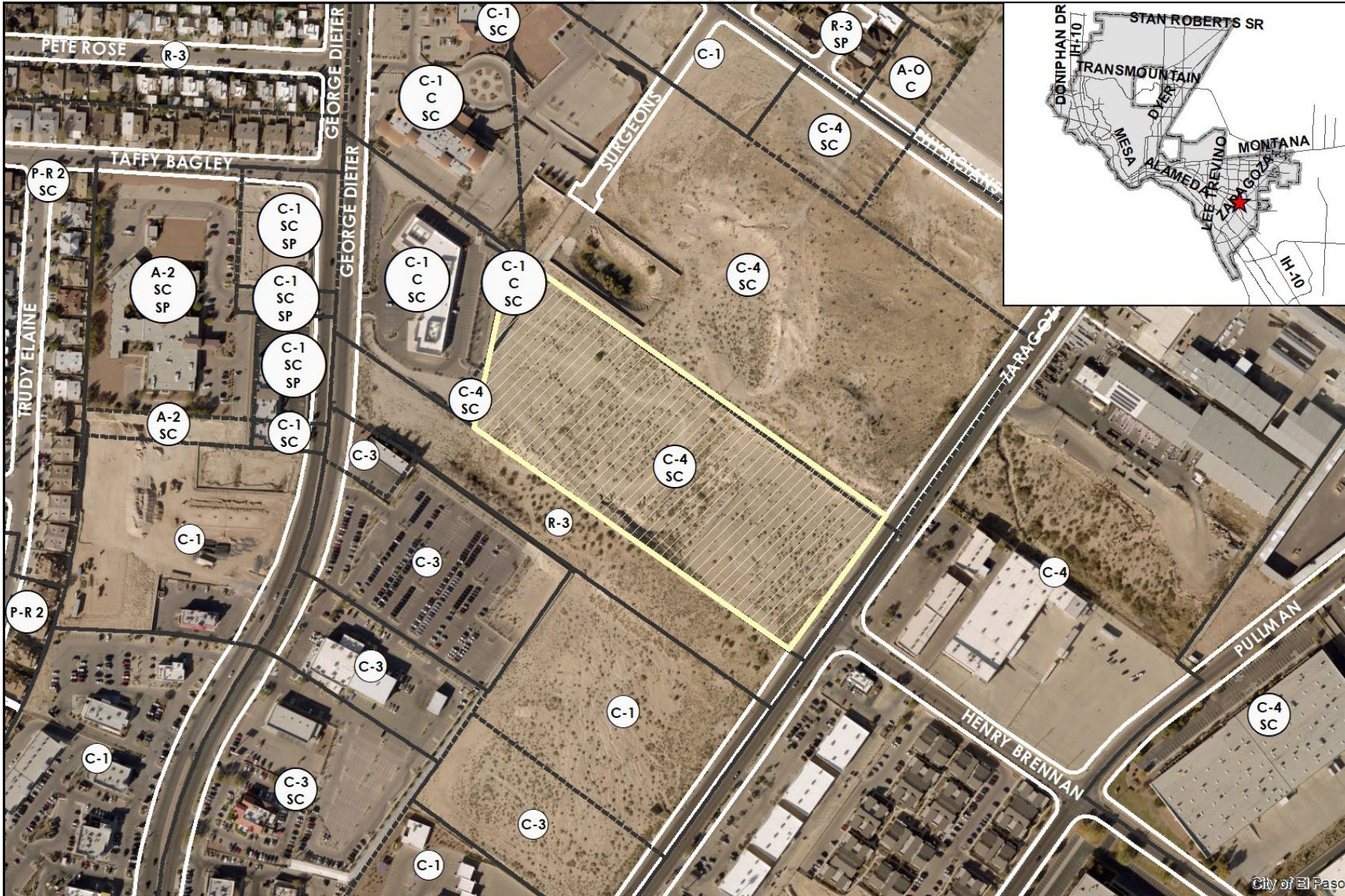
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property




PZCR20-00002



Aerial Condition Release

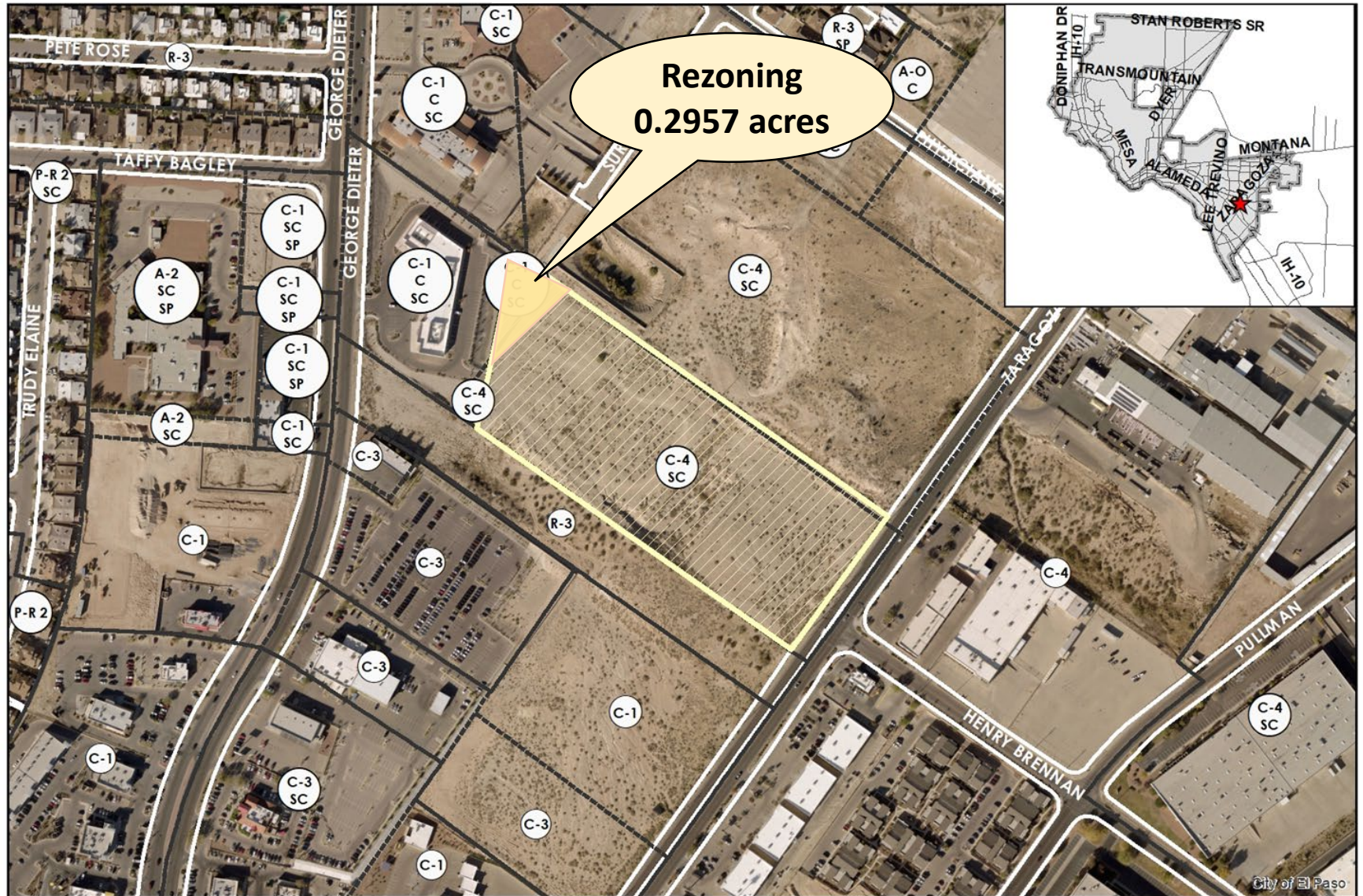
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 Subject Property



Aerial



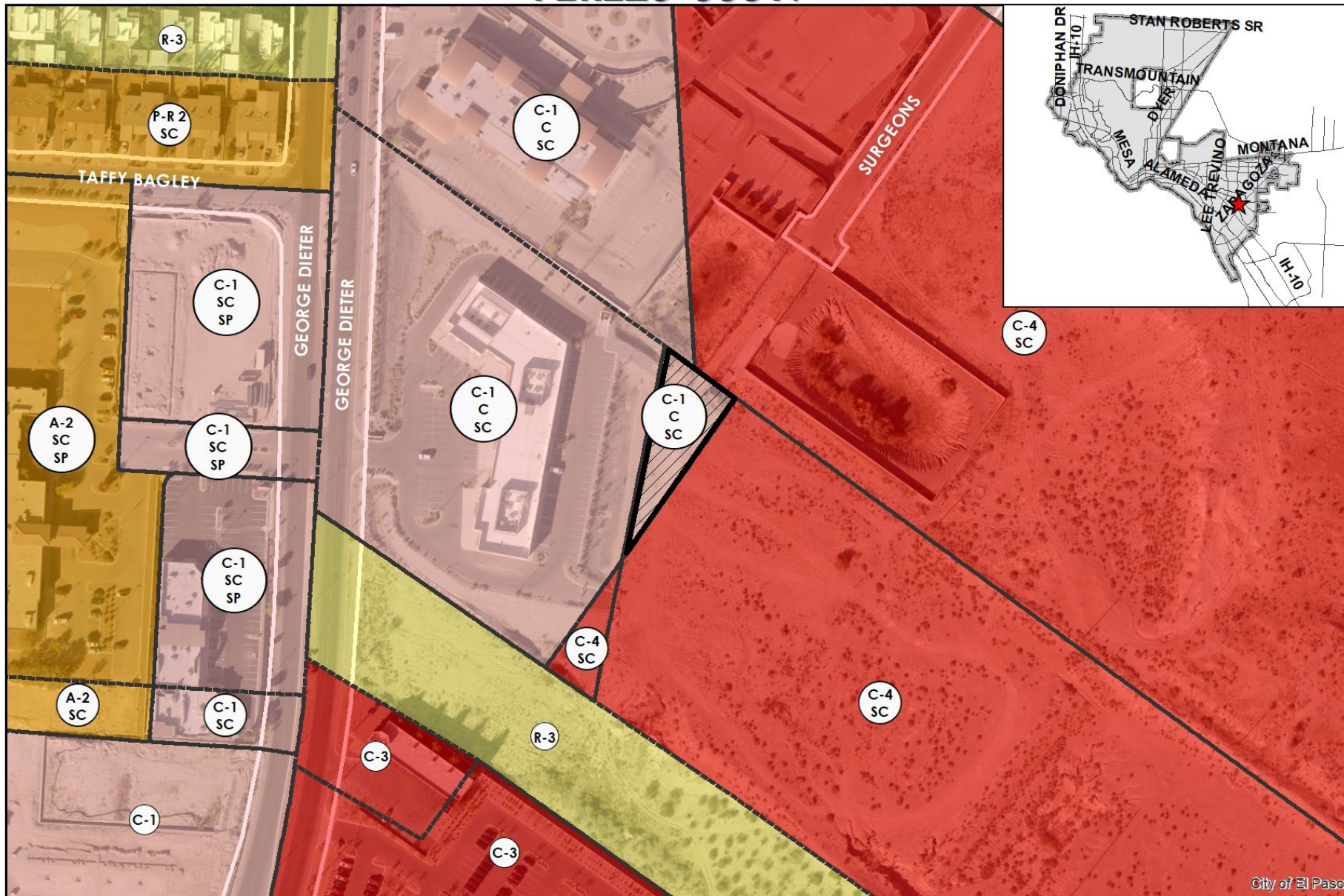
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Subject Property




PZRZ20-00017



Existing Zoning

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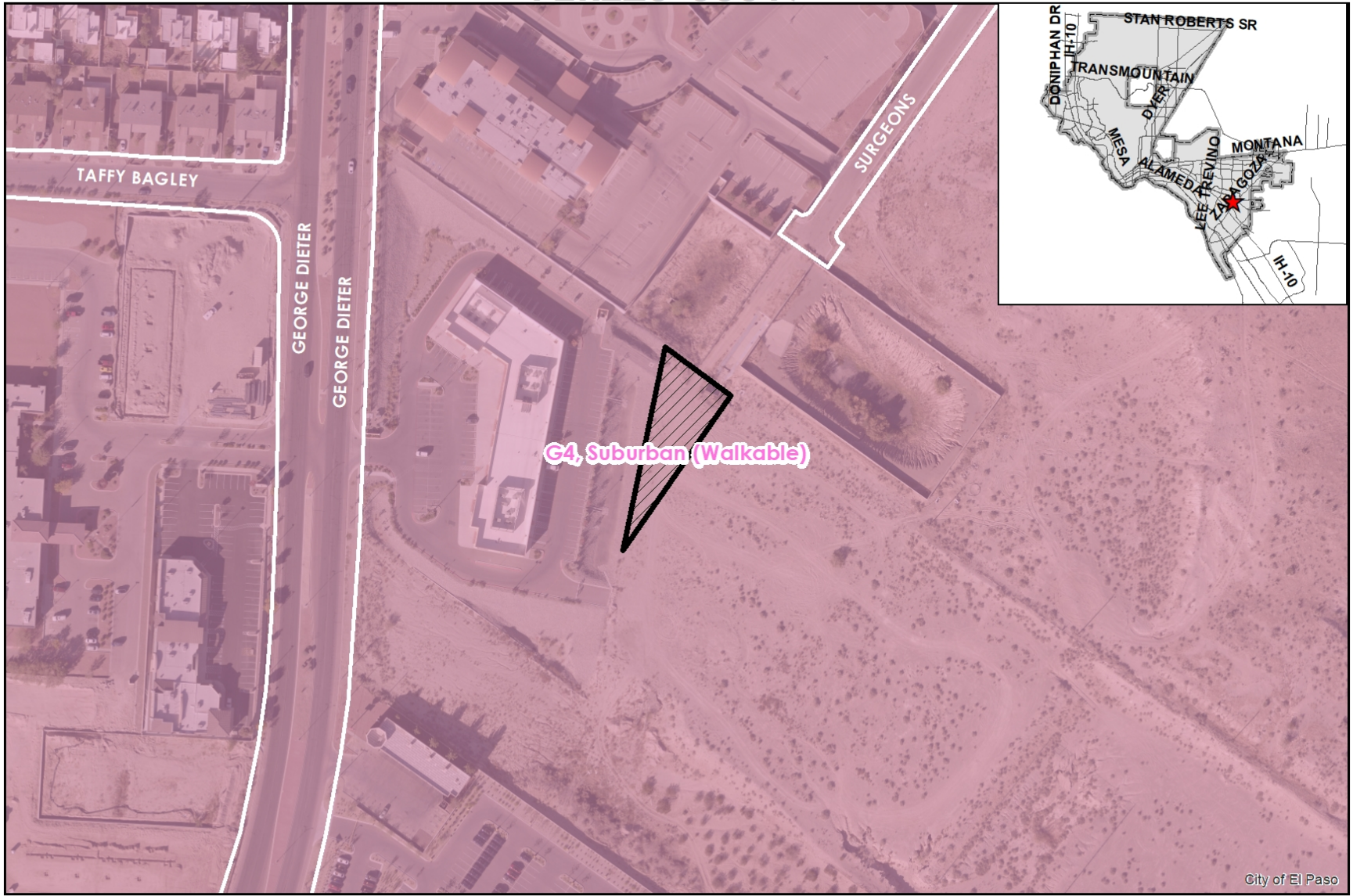
 Subject Property



PZRZ20-00017




Future Land Use



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 Subject Property



Description of request:

- Current condition per Ordinance No. 7313, dated September 8, 1981
 - *No building permit shall be issued for the construction on the property until a subdivision plat of the property has been submitted by First Party to the City Plan Commission of the City of El Paso and filed for record.*

The subject property is has been platted as part of Las Terrazas Subdivision which was filed and recorded as of January 13, 2013, this condition has been met and is no longer needed.

- Current condition per Ordinance No. 17870, dated September 18, 2012
 - *That a detailed site development plan be approved per City Code prior to the issuance of any building permits as per city code.*

The applicant is proposing to develop the subject property to be used for office, business which is a permitted use in both C-1 (Commercial) and C-4 (Commercial) districts. Considering that the subject property is surrounded by similar uses within the same zoning district, this condition is no longer necessary to protect the health, safety, and welfare of its established neighborhood.

Condition Release



Subject Property

Surrounding Development



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E

S

Public Input

- Notices were mailed to property owners within 300 feet on November 5, 2020.
- The Planning Division has not received any communications in support nor opposition to the Rezoning & Condition Release request.





Recommendation

- Staff recommends **APPROVAL** of the rezoning and 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