



ITEM 29

# 12100 Dyer St. Rezoning

PZRZ21-00016

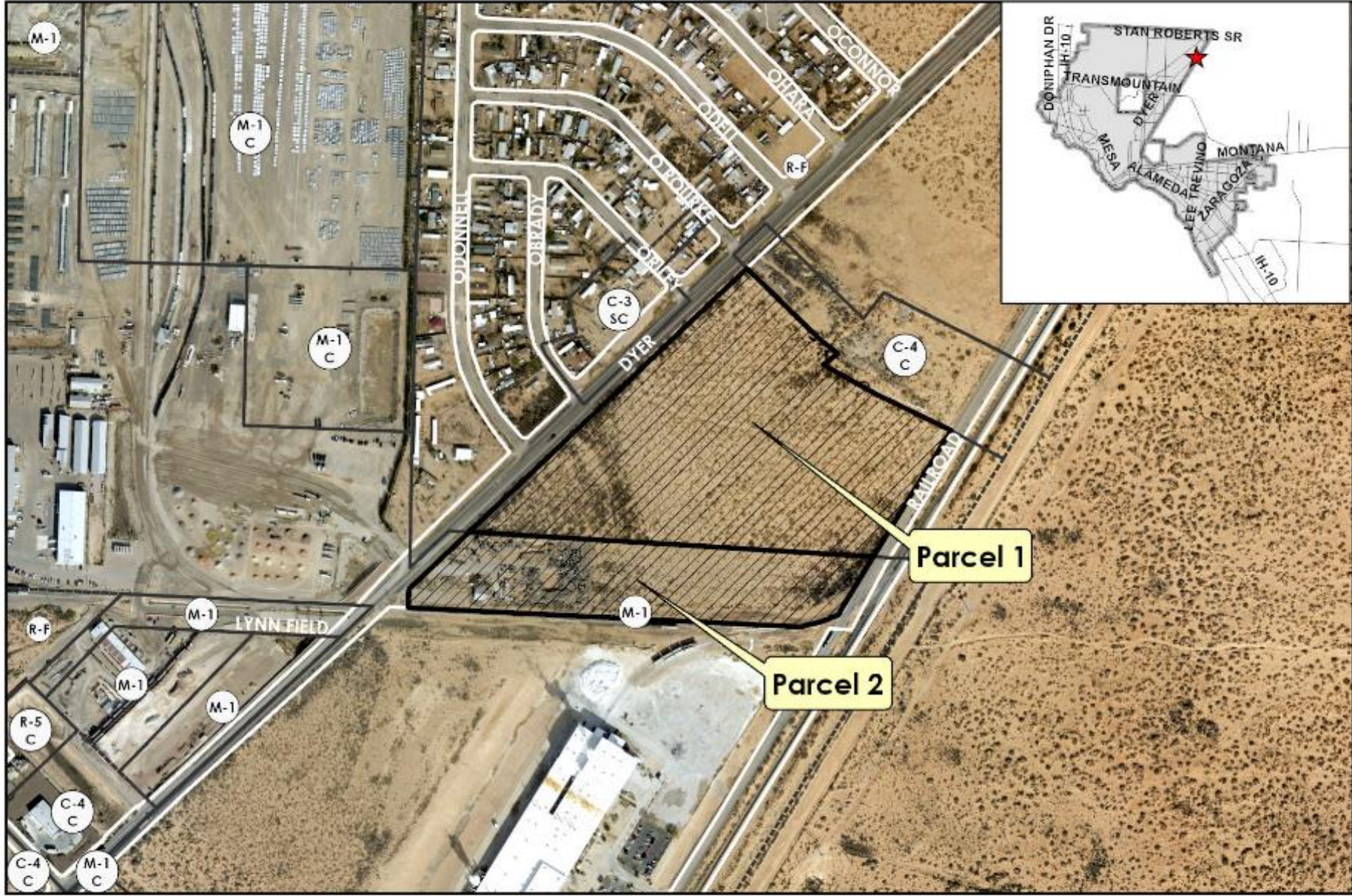
**Strategic Goal 3.**

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. Enlargements of this map to scales greater than its original can induce error and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



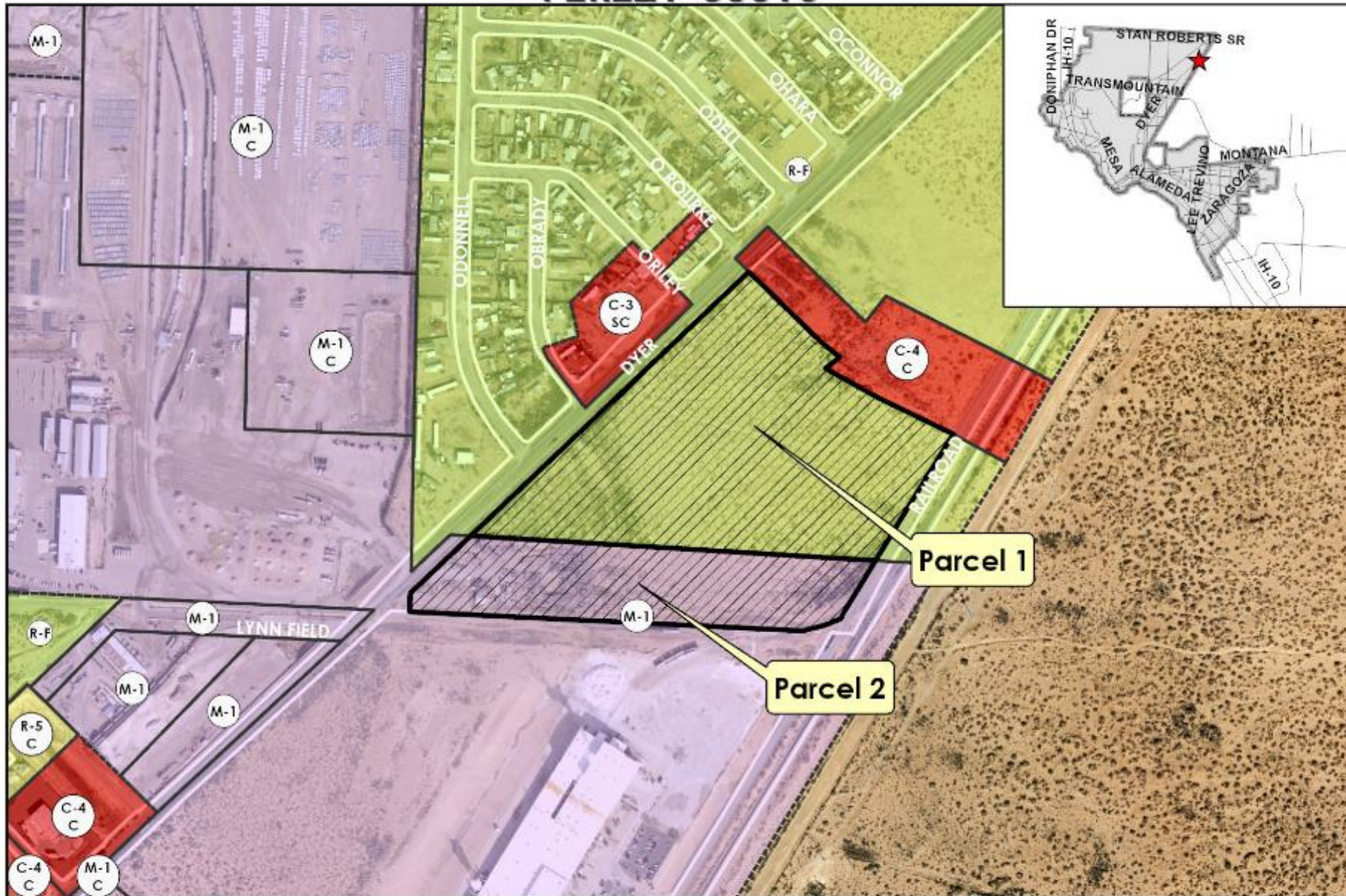
Subject Property

0 150 300 600 900 1,200 Feet





# Existing Zoning



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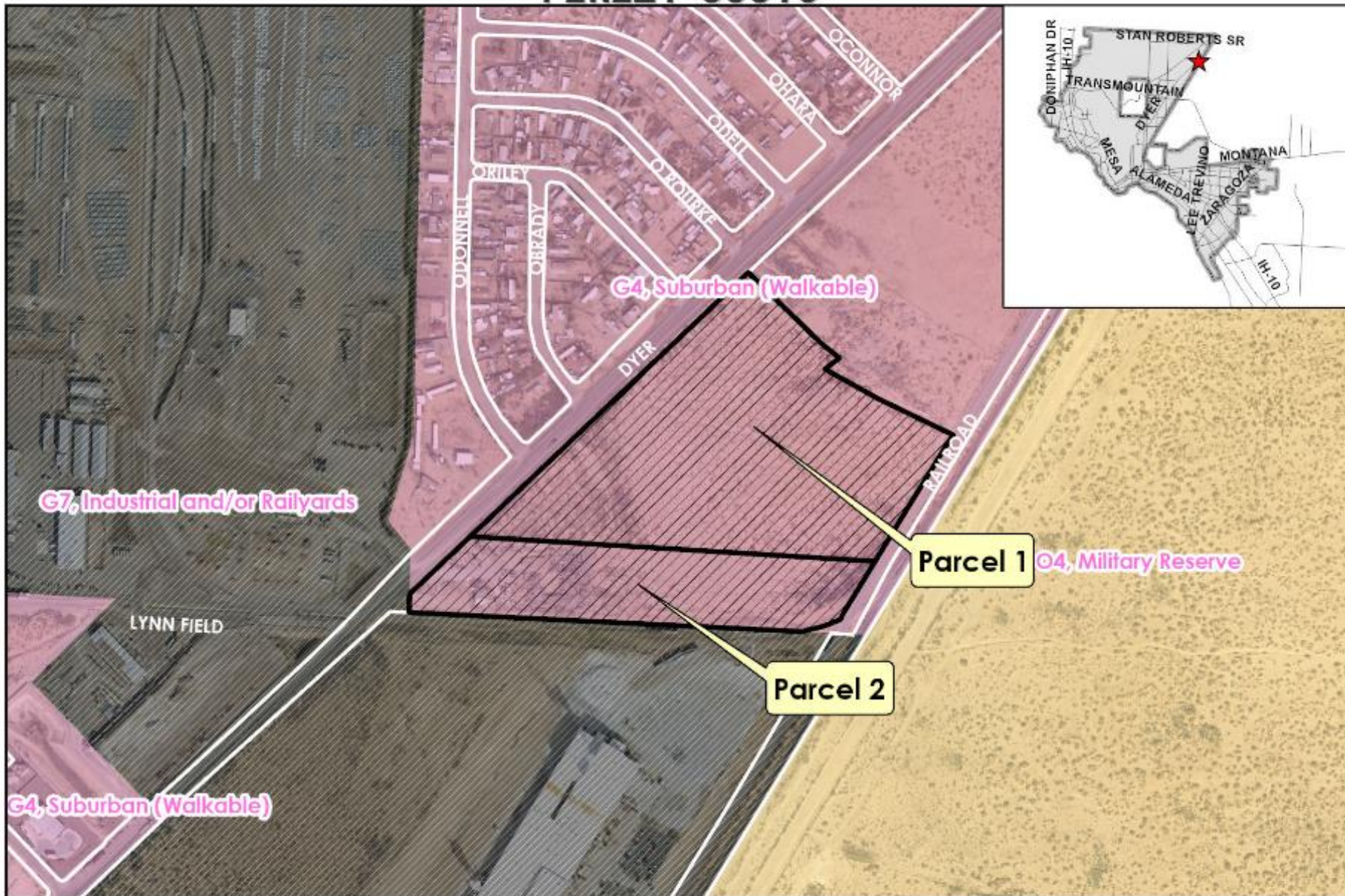


Subject Property





# Future Land Use



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Subject Property





TOTAL ACRES:	34.8883 AC.FT.
RESIDENTIAL TOTAL LOTS:	142
POND:	1.29 AC.FT.
POND PERIMETER:	647 L.F.
POND FRONTAGE:	241 L.F.
PARK:	1.41 AC.FT.
PARK FRONTAGE:	340 L.F.
ST BUFFER:	1008 L.F.
EXTRARoad:	
RAIL ROAD:	502 L.F.
GYER ROAD:	1867 L.F.
RAILROADS:	8,087 L.F.



<p>DATE: 05/11/21          DRAWN BY: M.H.          CHECKED BY: S.M.          PROJECT: 12100 DYER</p>	
<p>12100 DYER          34 ACRES          CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	
<p>Subdivision Concept          12100 DYER          34 ACRES          CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	
<p>Drawn By: SM          Date: 05/11/21</p>	<p>Drawn By: M.H.          Date:</p>
<p>Project: 12100 DYER          City: EL PASO, TEXAS          County: EL PASO COUNTY</p>	

<p>12100 DYER          34 ACRES          CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	
<p>Subdivision Concept          12100 DYER          34 ACRES          CITY OF EL PASO, EL PASO COUNTY, TEXAS</p>	

**DRE** Dal Rio Engineering, Inc.  
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 TEL: 915.765.1234 FAX: 915.765.1235  
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# Conceptual Plan



# Subject Property





# Surrounding Development



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N



S



# Public Input

- Notices were mailed to property owners within 300 feet on October 8, 2021.
- As October 21, 2021 the Planning Division has not received any communications in support nor opposition to the request.







## Recommendation

Staff recommends approval of the rezoning request with the following condition:

- “That a 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 fifteen feet (15’) on center along the property lines adjacent to residential or apartment 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.”





## 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