



ITEM 34

# North of Stan Roberts Sr Ave. and East of US-54 Patriot Freeway

PZRZ24-00030

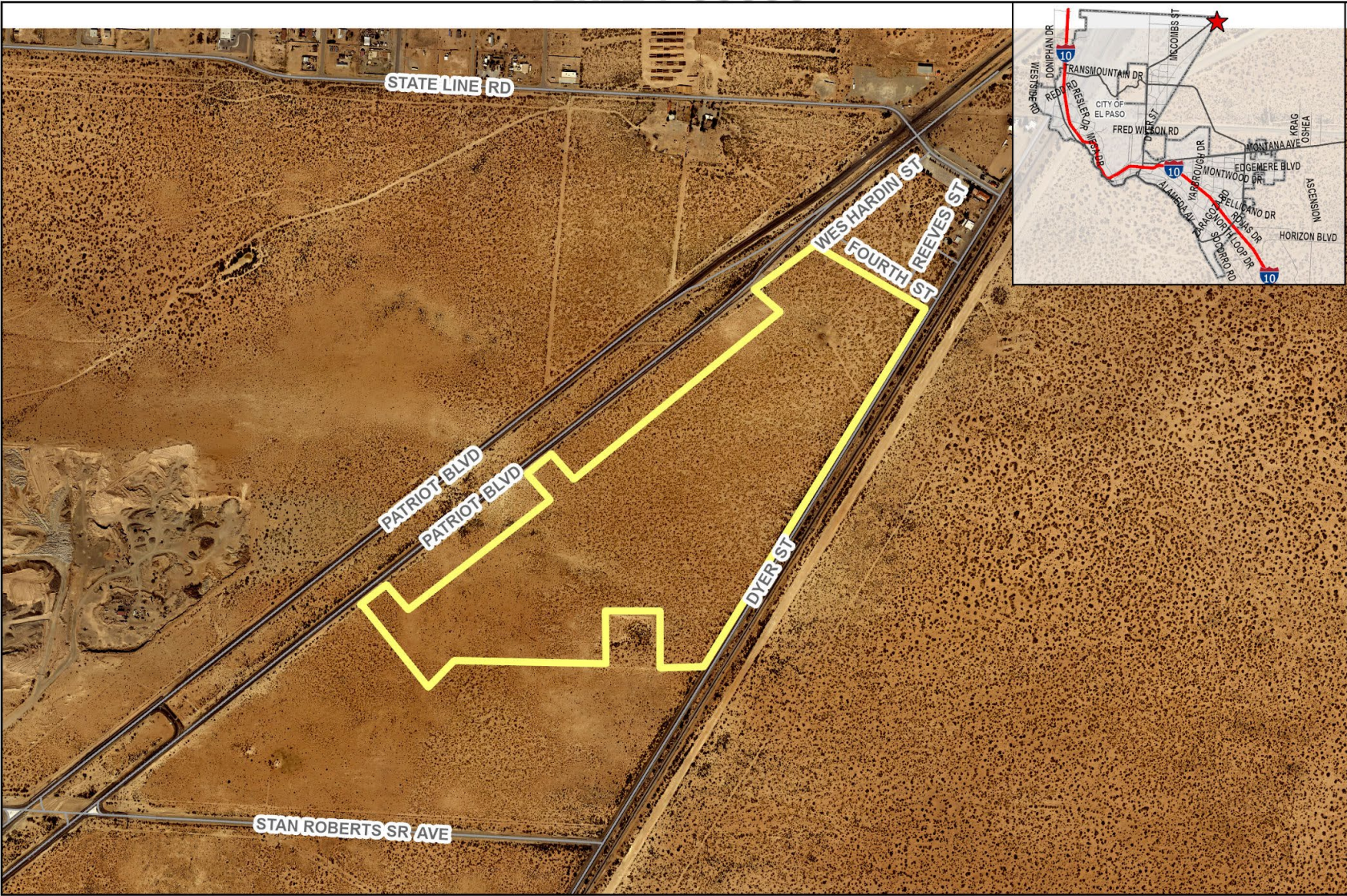
**Strategic Goal 3.**

Promote the Visual Image of El Paso





PZRZ24-00030



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.

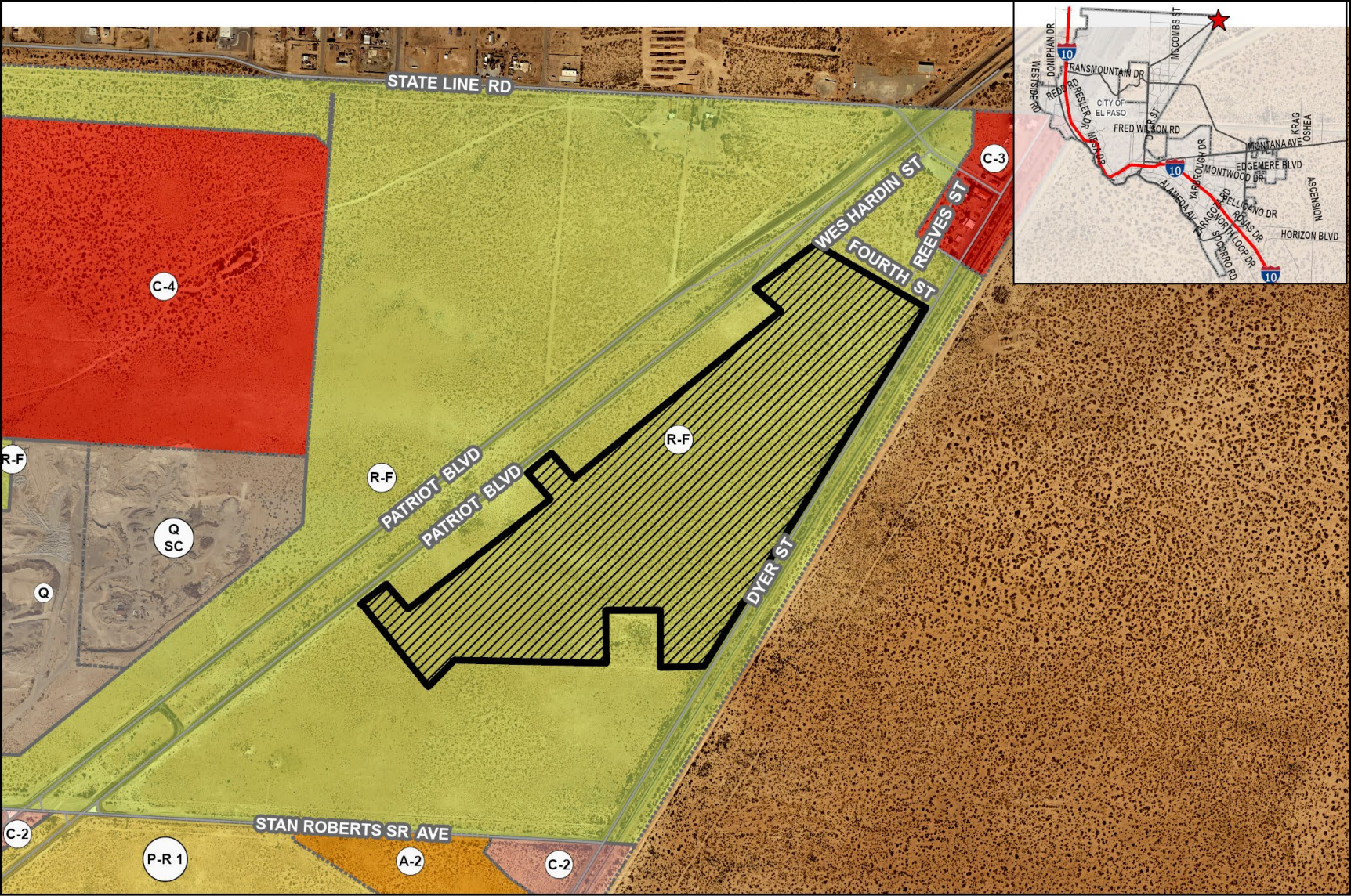


 Subject Property

0 235 470 940 1,410 1,880 Feet







# Existing Zoning

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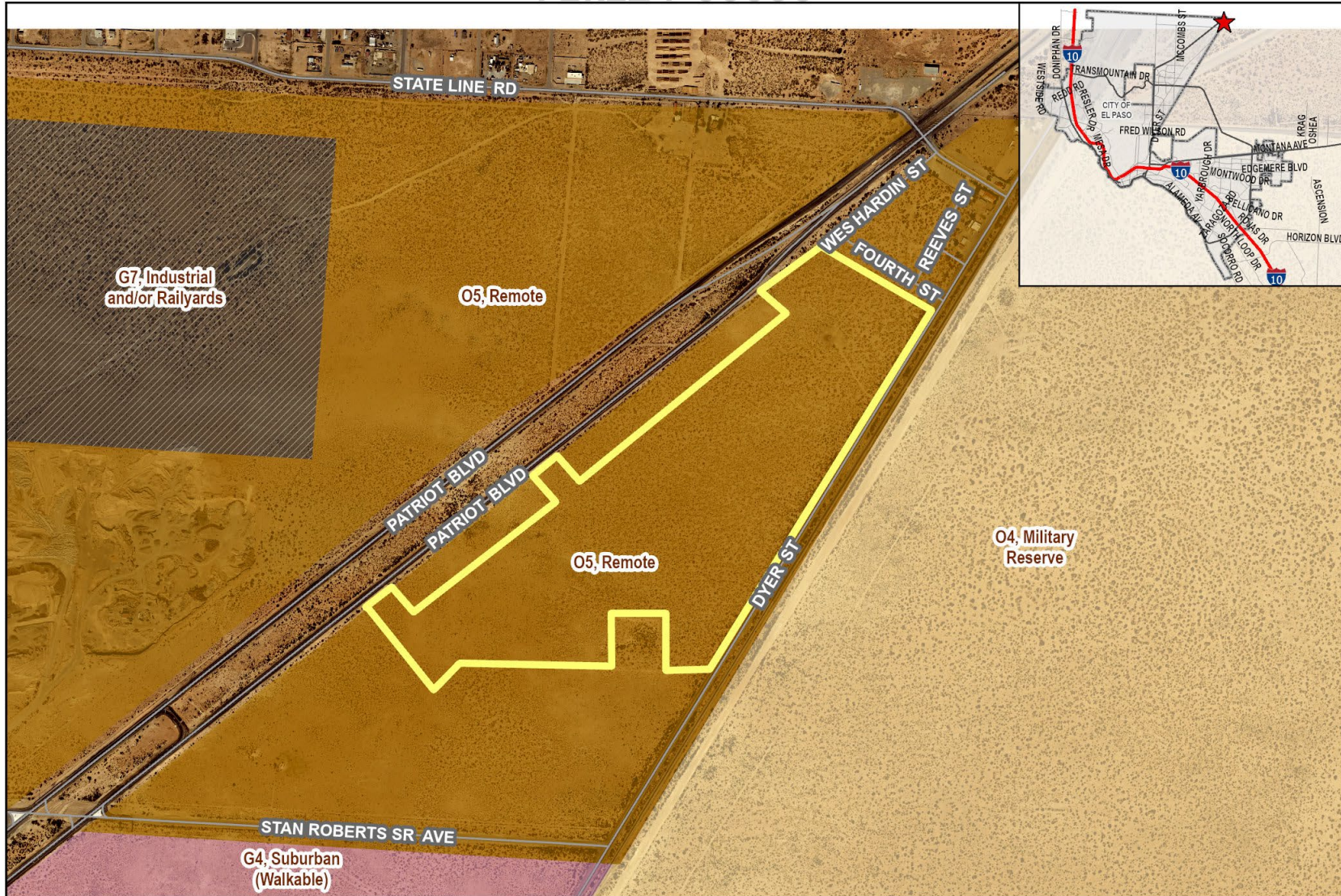
 Subject Property

0 235 470 940 1,410 1,880 Feet





PZRZ24-00030



# Future Land Use Map

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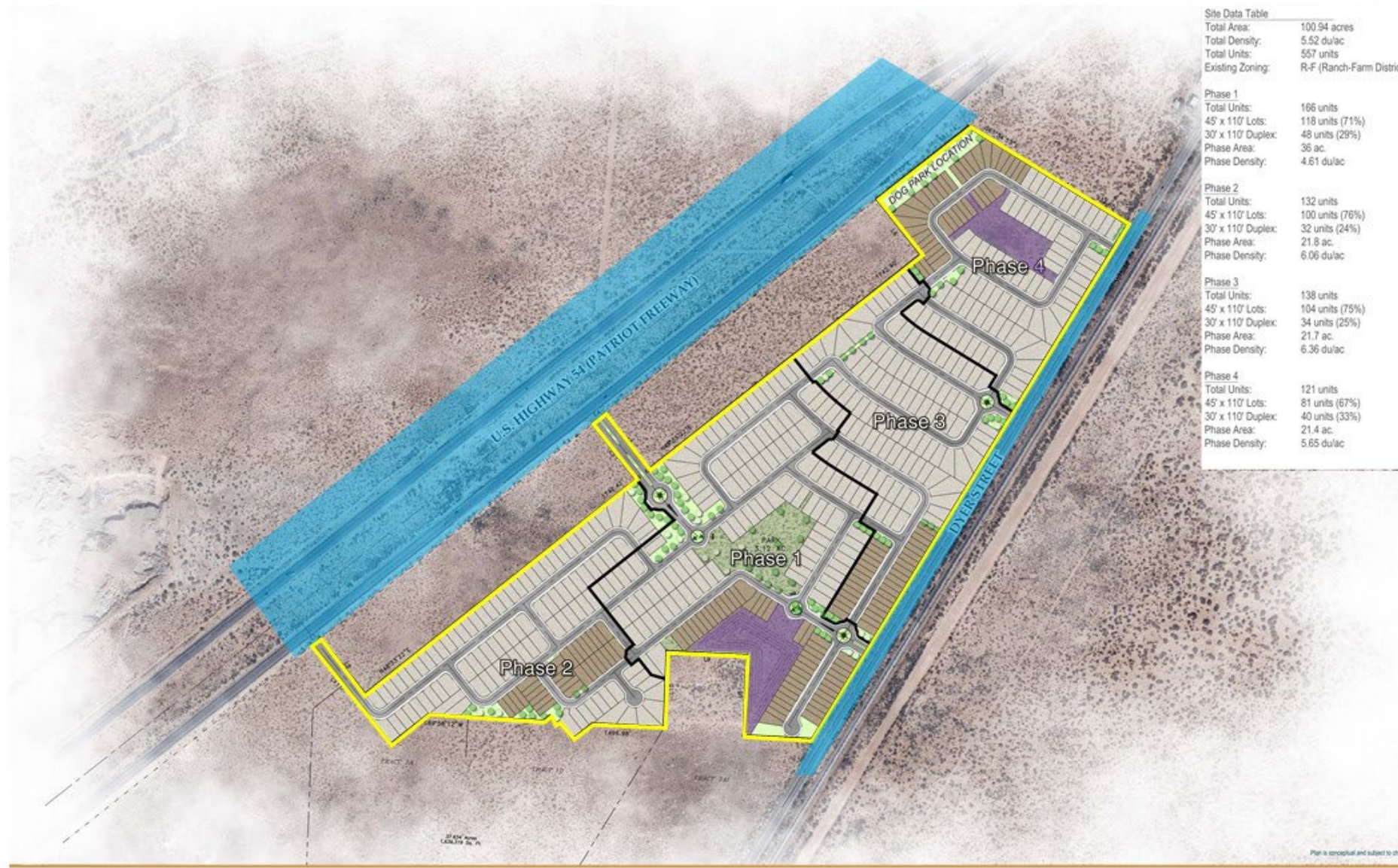


Subject Property

0 235 470 940 1,410 1,880 Feet







Site Data Table	
Total Area:	100.94 acres
Total Density:	5.52 du/ac
Total Units:	557 units
Existing Zoning:	R-F (Ranch-Farm District)
Phase 1	
Total Units:	166 units
45' x 110' Lots:	118 units (71%)
30' x 110' Duplex:	48 units (29%)
Phase Area:	36 ac.
Phase Density:	4.61 du/ac
Phase 2	
Total Units:	132 units
45' x 110' Lots:	100 units (76%)
30' x 110' Duplex:	32 units (24%)
Phase Area:	21.8 ac.
Phase Density:	6.06 du/ac
Phase 3	
Total Units:	138 units
45' x 110' Lots:	104 units (75%)
30' x 110' Duplex:	34 units (25%)
Phase Area:	21.7 ac.
Phase Density:	6.36 du/ac
Phase 4	
Total Units:	121 units
45' x 110' Lots:	81 units (67%)
30' x 110' Duplex:	40 units (33%)
Phase Area:	21.4 ac.
Phase Density:	5.65 du/ac

# Conceptual Plan



# Subject Property





# Surrounding Development



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# Public Input

- Notices were mailed to property owners within 300 feet on January 31, 2025.
- The Planning Division has not received any communication in support or opposition to the rezoning request.







## Recommendation

- Staff recommends **Approval with a Condition** of the rezoning request.
- CPC recommends **Approval (8-0) with a Condition** 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