



ITEM 28

South of La Morenita and West of Socorro Rezoning

PZRZ23-00028

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ23-00028



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.

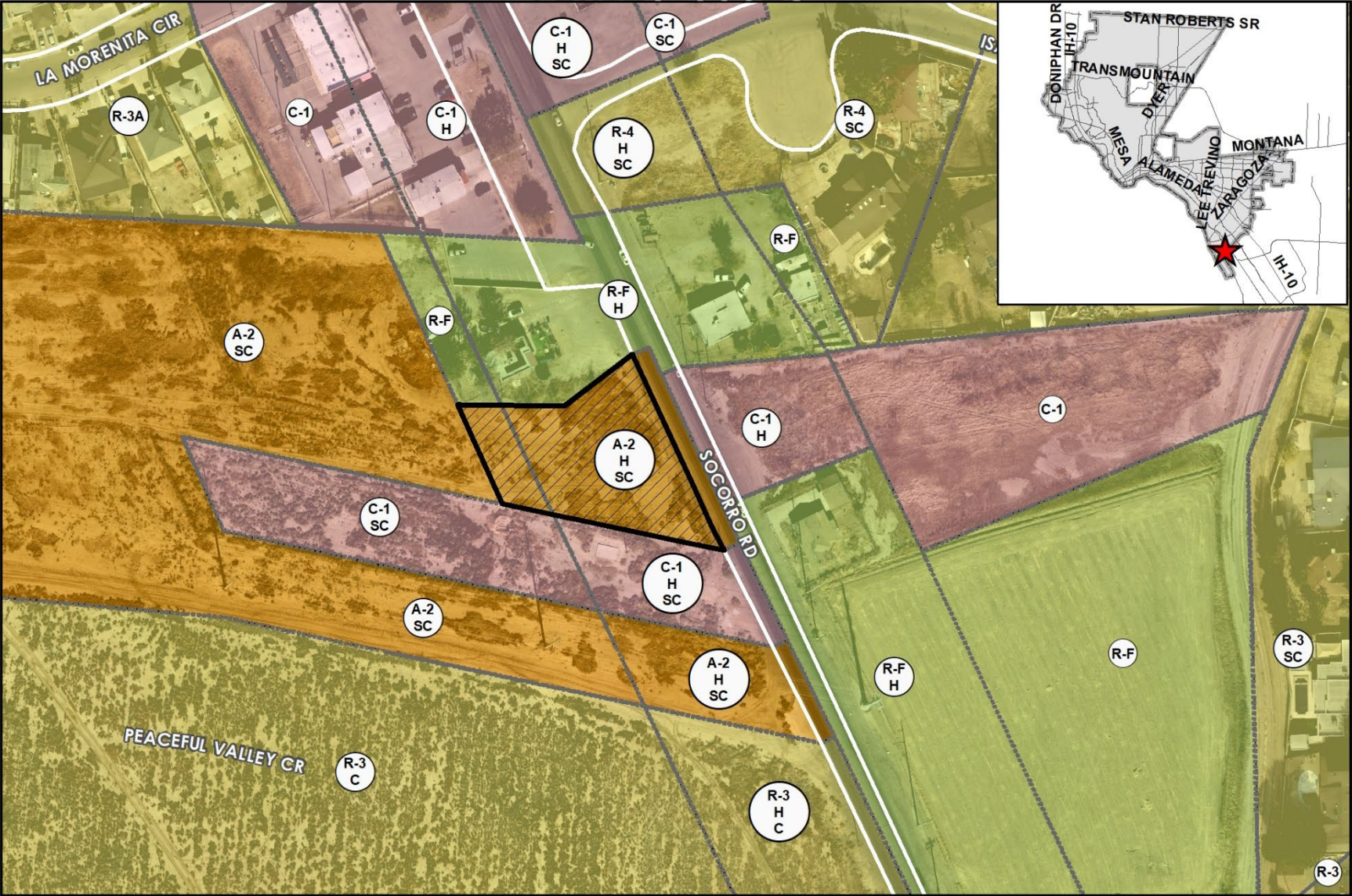


 Subject Property

0 45 90 180 270 360 Feet



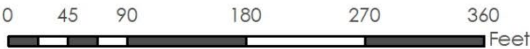
PZRZ23-00028



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

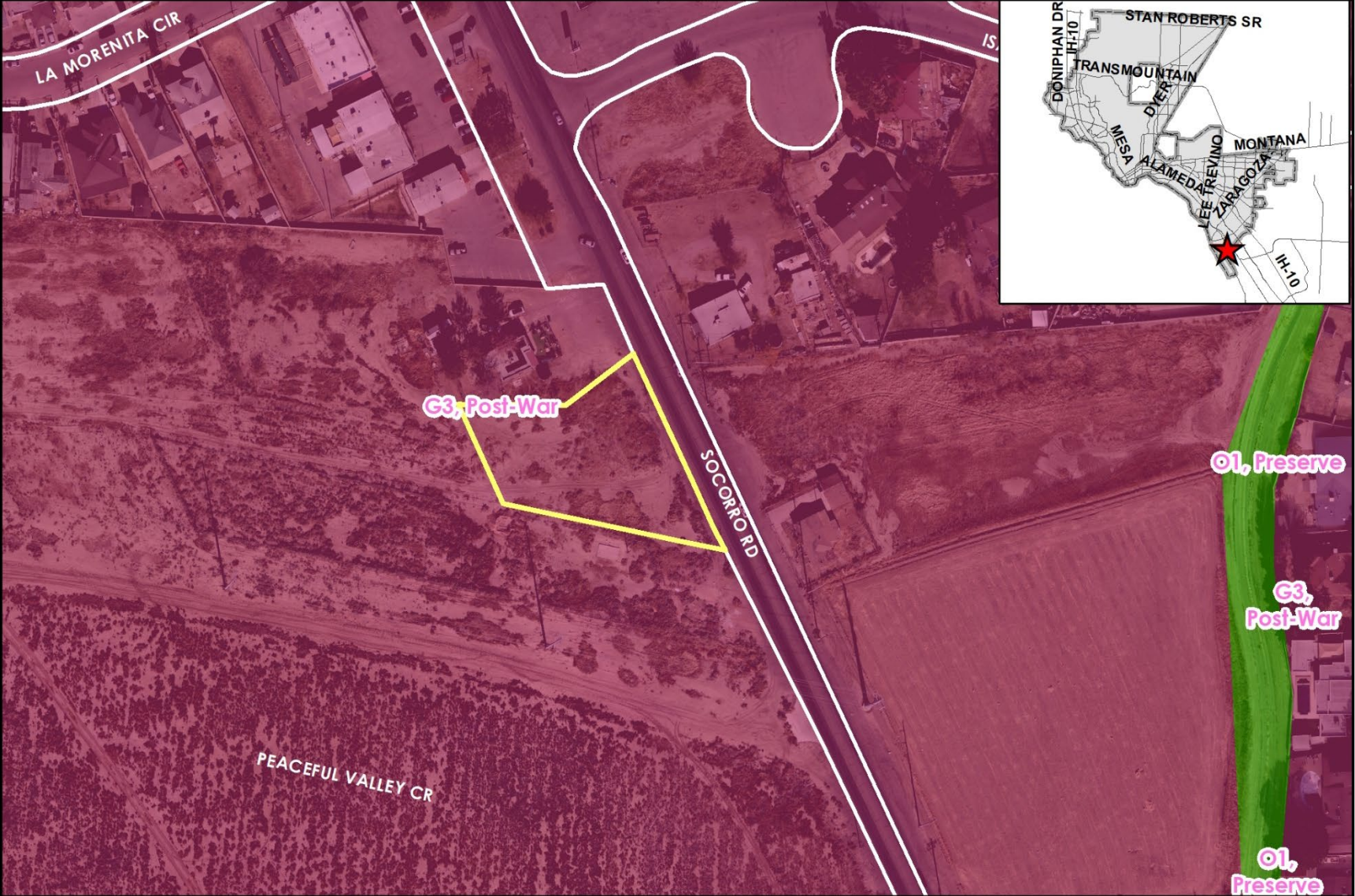


Existing
Zoning

PZRZ23-00028



Future Land Use Map



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.



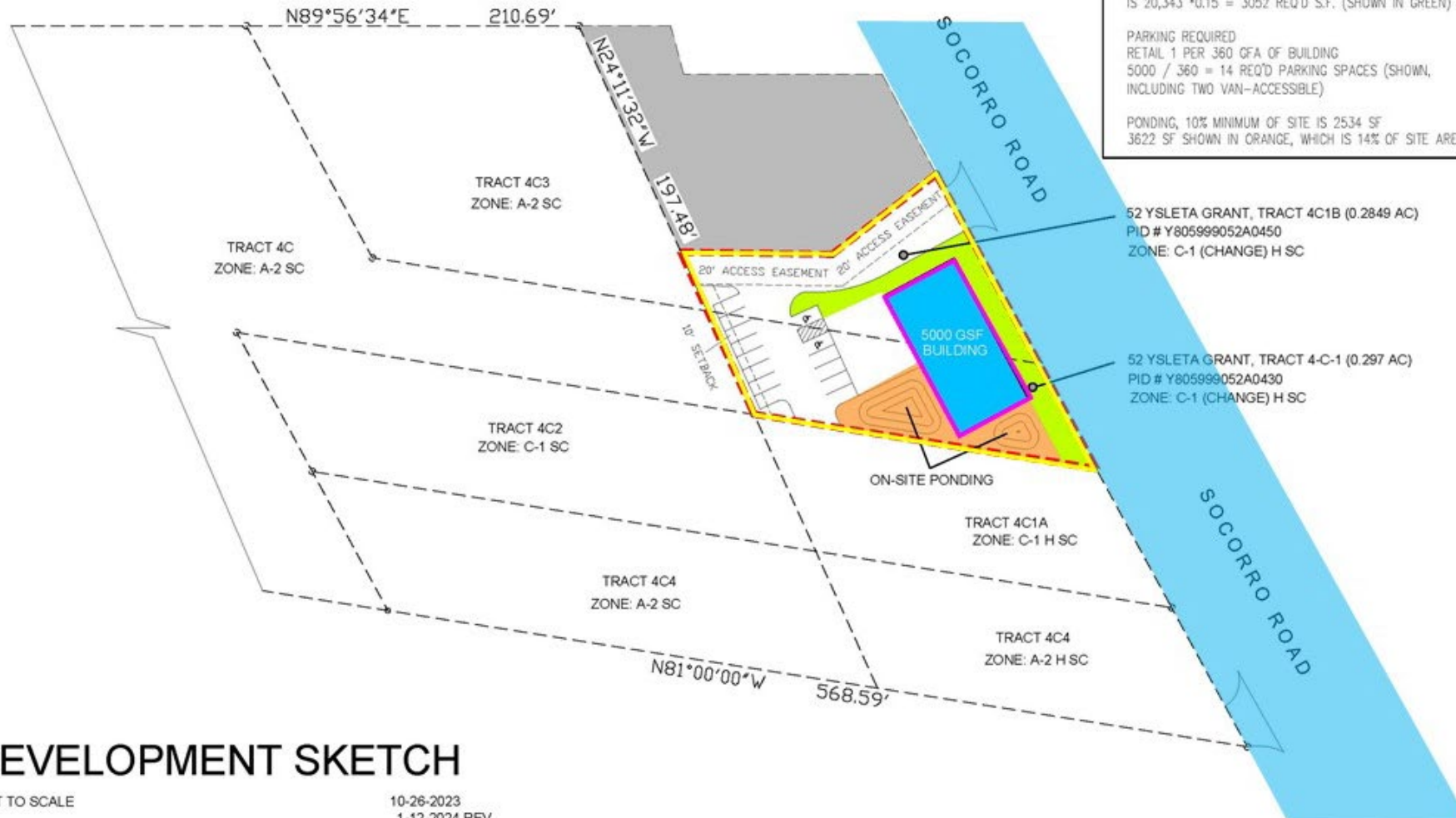
Subject Property

0 45 90 180 270 360 Feet



Conceptual Plan

DEVELOPMENT INFORMATION	
TOTAL AREA OF TRACT 4C1B & 4-C-1:	25,343 SF
BUILDING SHOWN IN BLUE: 5000 GSF, RETAIL OCCUPANCY	
LANDSCAPING REQUIRED	
TOTAL SITE 25,343 SF LESS BLDG 5000 SF	
IS 20,343 * 0.15 = 3052 REQ'D S.F. (SHOWN IN GREEN)	
PARKING REQUIRED	
RETAIL 1 PER 360 GFA OF BUILDING	
5000 / 360 = 14 REQ'D PARKING SPACES (SHOWN, INCLUDING TWO VAN-ACCESSIBLE)	
PONDING, 10% MINIMUM OF SITE IS 2534 SF	
3622 SF SHOWN IN ORANGE, WHICH IS 14% OF SITE AREA	



DEVELOPMENT SKETCH

NOT TO SCALE

10-26-2023
1-12-2024 REV



Subject Property

Surrounding Development



W



N



S



E



Public Input

- Notices were mailed to property owners within 300 feet on January 12, 2024.
- The Planning Division received one (1) phone call in support to the rezoning request.
- During the City Plan Commission Hearing on January 25, 2024, one (1) in-person vote of support to the rezoning request was received.





Recommendation

- Staff recommends **approval** of the rezoning request
- CPC recommends **approval** (7-0) 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