



ITEM 41

North of Thorn Ave. and East of Doniphan Dr.

Rezoning

PZRZ24-00003

Strategic Goal 3.

Promote the Visual Image of
El Paso



PZRZ24-00003



Aerial

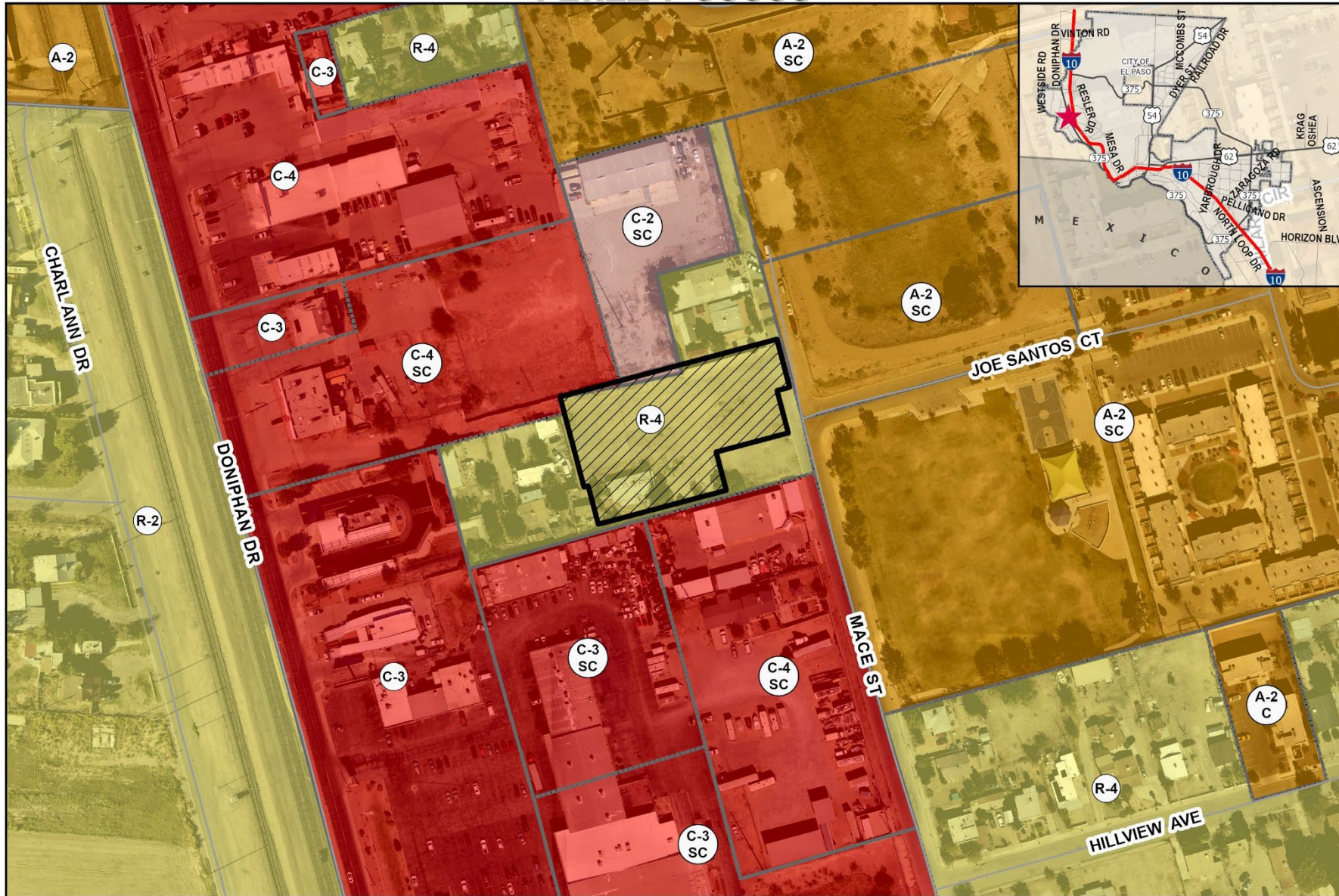
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

0 40 80 160 240 320 Feet





Existing Zoning

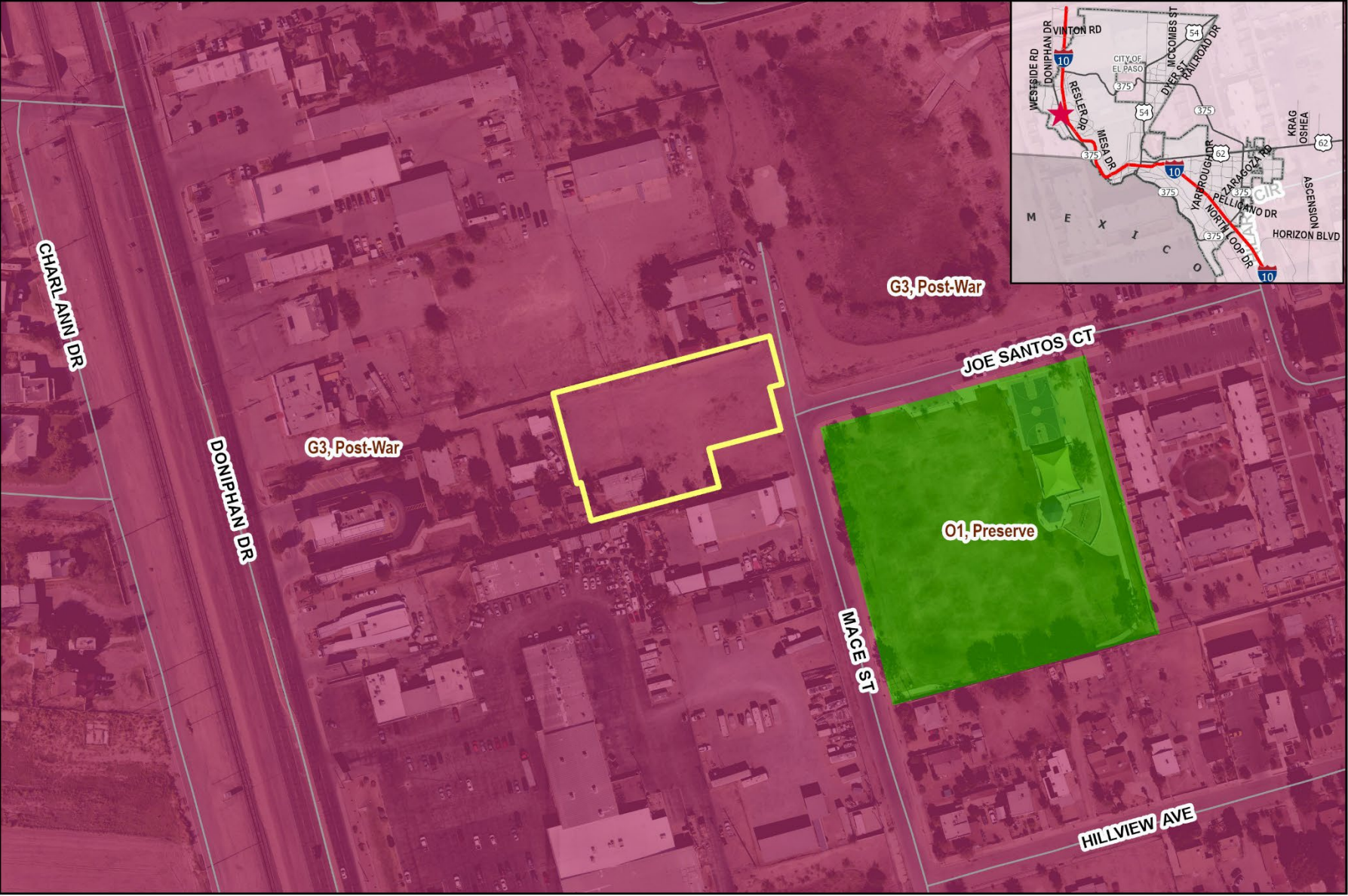
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 Subject Property

0 40 80 160 240 320
Feet





Future Land Use Map

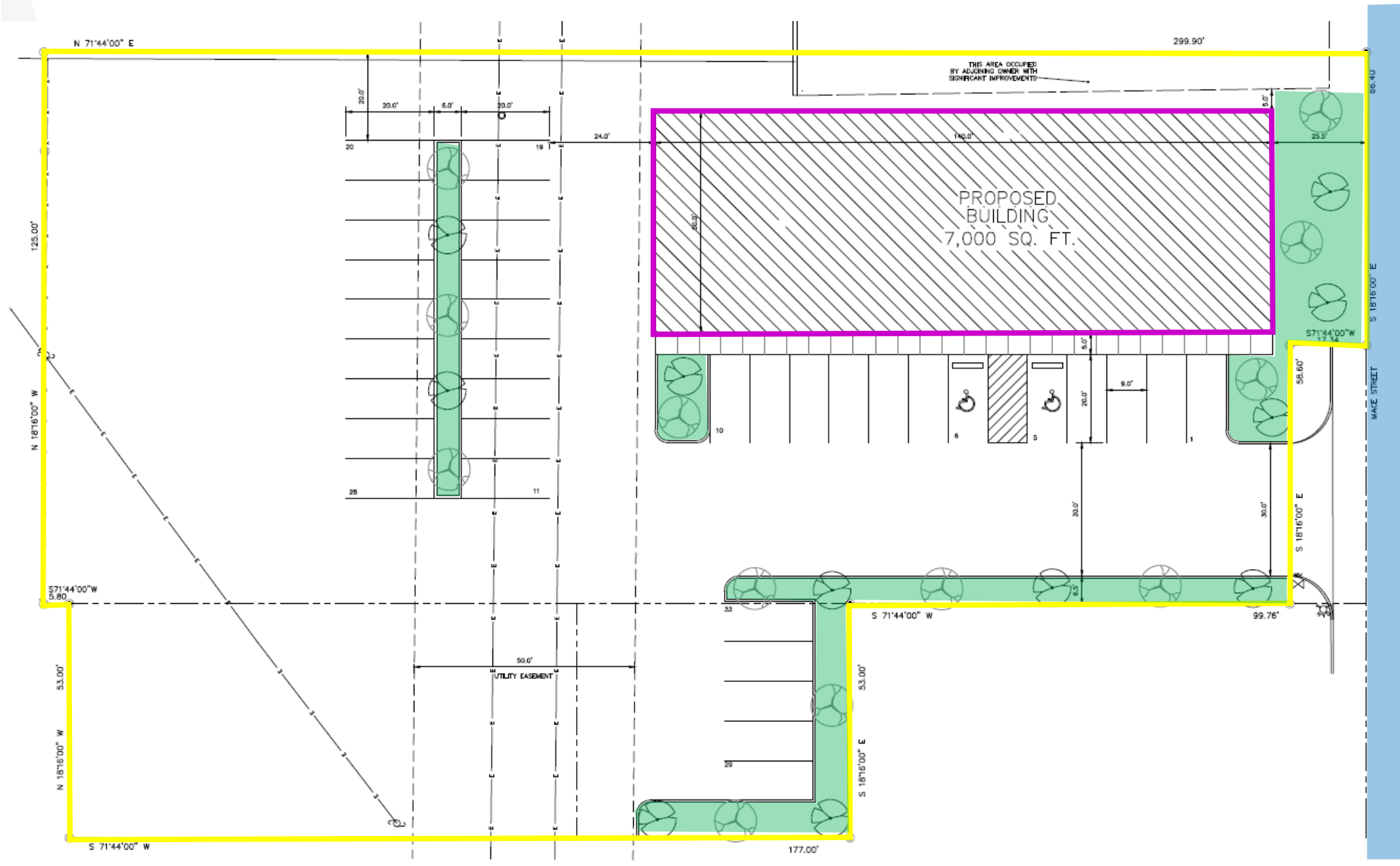
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Subject Property



Conceptual Plan



Subject Property



Surrounding Development



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Public Input

- Notices were mailed to property owners within 300 feet on March 22, 2024.
- The Planning Division has received an email in support of the request.



Recommendation



Staff and CPC recommend approval of the rezoning request with the following conditions:

1. That a ten-foot (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 line abutting residential 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.
2. That commercial truck loading and unloading area for deliveries shall be located no closer than 20 feet to any residential lots.
3. That major motor vehicle repair and car sale lot uses be prohibited on the subject property.
4. That a detailed site development plan be reviewed and approved per City Code prior to the issuance of certificates of occupancy or certificates of completion. At the time of the detailed site development plan review, the traffic engineer shall review and determine if a Traffic Impact Analysis (TIA) will be required. If required, the TIA shall be approved prior to the issuance of any 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