



ITEM 44

8636 North Loop Drive Rezoning

PZRZ22-00018



Strategic Goal 3.

Promote the Visual Image of
El Paso

PZRZ22-00018

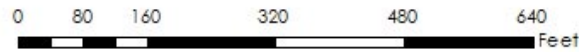
Aerial



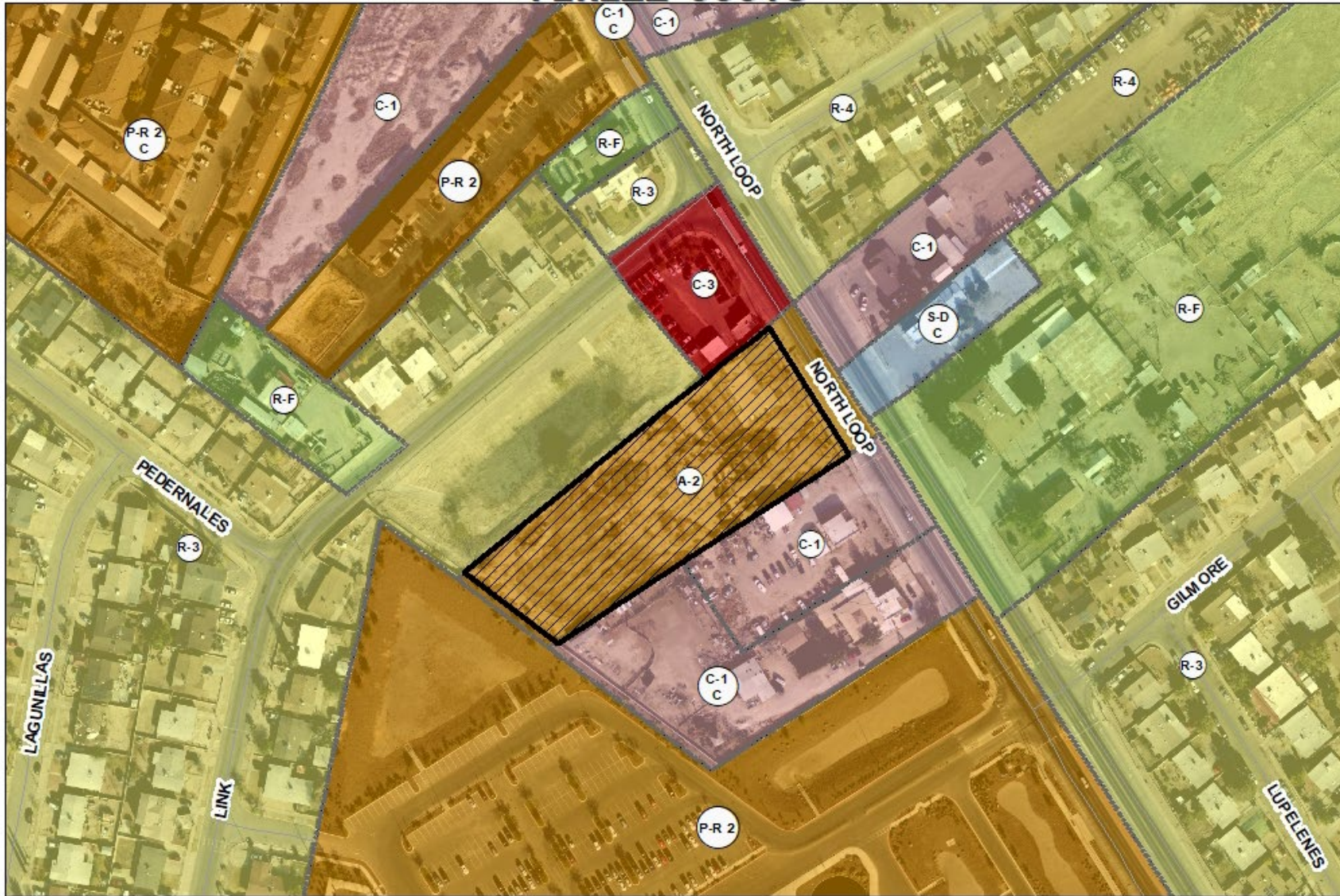
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



 Subject Property

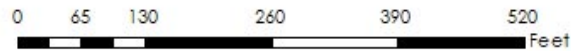


PZR22-00018



Existing Zoning

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Future Land Use



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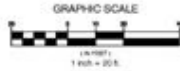


 Subject Property



8636 NORTH LOOP DR.

TRACT 4, KILPATRICK SUBDIVISION, CITY OF EL PASO, EL PASO COUNTY, TEXAS
 SAVE AND EXCEPT TWO PORTIONS THEREOF; SAVE AND EXCEPT 4,073.30 SQUARE FEET
 THEREOF CONVEYED TO THE CITY OF EL PASO IN THE CERTAIN DEED RECORDED IN
 VOLUME 1348, PAGE 1438, OFFICIALS RECORDS OF EL PASO COUNTY, TEXAS; SAVE AND
 EXCEPT 4,993 SQUARE FEET THEREOF CONVEYED TO THE STATE OF TEXAS IN THAT
 CERTAIN CORRECTION DEED RECORDED IN VOLUME 2774, PAGE 1762



CONCEPTUAL PLAN

FUTURE BUILDING #	USE	AREAS(SQ. FT.)	REQUIRED PER 26 FT. WIDEWAY	REQUIRED SPACES MINIMUM
1	OFFICE	8,000	100	80
2	OFFICE	8,000	100	80
3	OFFICE	8,000	100	80
4	OFFICE	8,000	100	80
5	OFFICE	8,000	100	80
6	OFFICE	8,000	100	80
7	OFFICE	8,000	100	80
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99	OFFICE	8,000	100	80
100	OFFICE	8,000	100	80

LANDSCAPE ORDINANCE REQUIREMENTS

LANDSCAPE AREA
 AREA OF DRIVEWAY = 78,148 SQ. FT.
 AREA OF BUILDING FOOTPRINT = 8,000 SQ. FT.
 (78,148 - 8,000) = 70,148 SQ. FT. REQUIRED
 FRONTAGE LANDSCAPE BUFFER
 FRONTAGE ALONG NORTH LOOP DR. = 188.43 FEET
 188.43 / 26 = 7.25 FRONTAGE TREES REQUIRED
 PARKING LOT TREE
 20 TOTAL SPACES
 20/10 = 2 PARKING LOT TREES
 SPACES OVER MARKING = 10
 10/10 = 10 PARKING LOT TREES TO BE PROVIDED
 2 + 10 = 12 PARKING LOT TREES REQUIRED

LANDSCAPE AREA TO USE	PROVIDED	REQUIRED
TREES - FRONTAGE	7	7
TREES - PARKING LOT	12	12

SET BACKS

FRONT - 10'
 REAR - 10'
 SIDE YARD - 5'
 SIDE STREET - 0'



FLOOD ZONE ALL OTHERS ARE UNDESIRABLE TO BE IN THE "F" ZONE BECAUSE OF THE HAZARD OF FLOODING AND THE LOSS OF PROPERTY AND LIFE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THE SITE IS NOT IN A FLOOD HAZARD ZONE.	BY	PRIMARY BENCHMARK		DETAILED SITE DEVELOPMENT PLAN 8636 NORTH LOOP DRIVE BEING ALL OF TRACT 4, KILPATRICK SUBDIVISION CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING IN ALL 78,147.44 SQ. FT. OR 1,795.4 ACRES OF LAND MORE OR LESS. PREPARED FOR: BRUCE JONSON	H2 Terra ENGINEERING, SURVEYING, SOLUTIONS 3030 E. WILLS AVENUE, SUITE 100 EL PASO, TEXAS 79901 PHONE: (915) 333-1418 FAX: (915) 333-4872	DRAWING NUMBER
		SECONDARY BENCHMARK				v1
						SHEET NO. 1 OF 1

Conceptual Plan



Subject Property



Surrounding Development



NE



NW



SW



SE



Public Input

- Notices were mailed to property owners within 300 feet on July 14, 2022 and on August 25, 2022.
- The Planning Division has not received any communication in support or opposition to the request.





Recommendation

- Staff recommends **approval** of the rezoning request with a condition.
- CPC recommends **approval (5-0)** of the rezoning request with a condition.



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