



ITEM 46

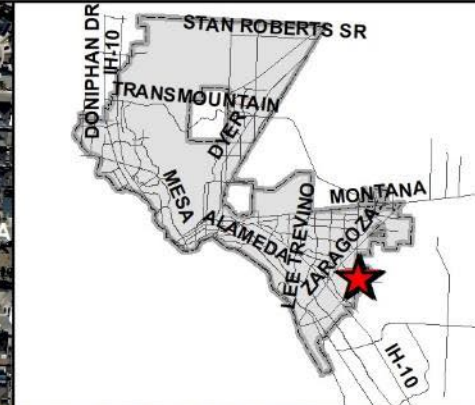
# Joe Battle and North of Pellicano Rezoning

PZRZ23-00018



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

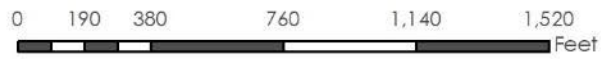


Aerial

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 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



# PZRZ23-00018

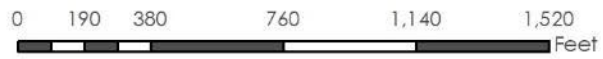


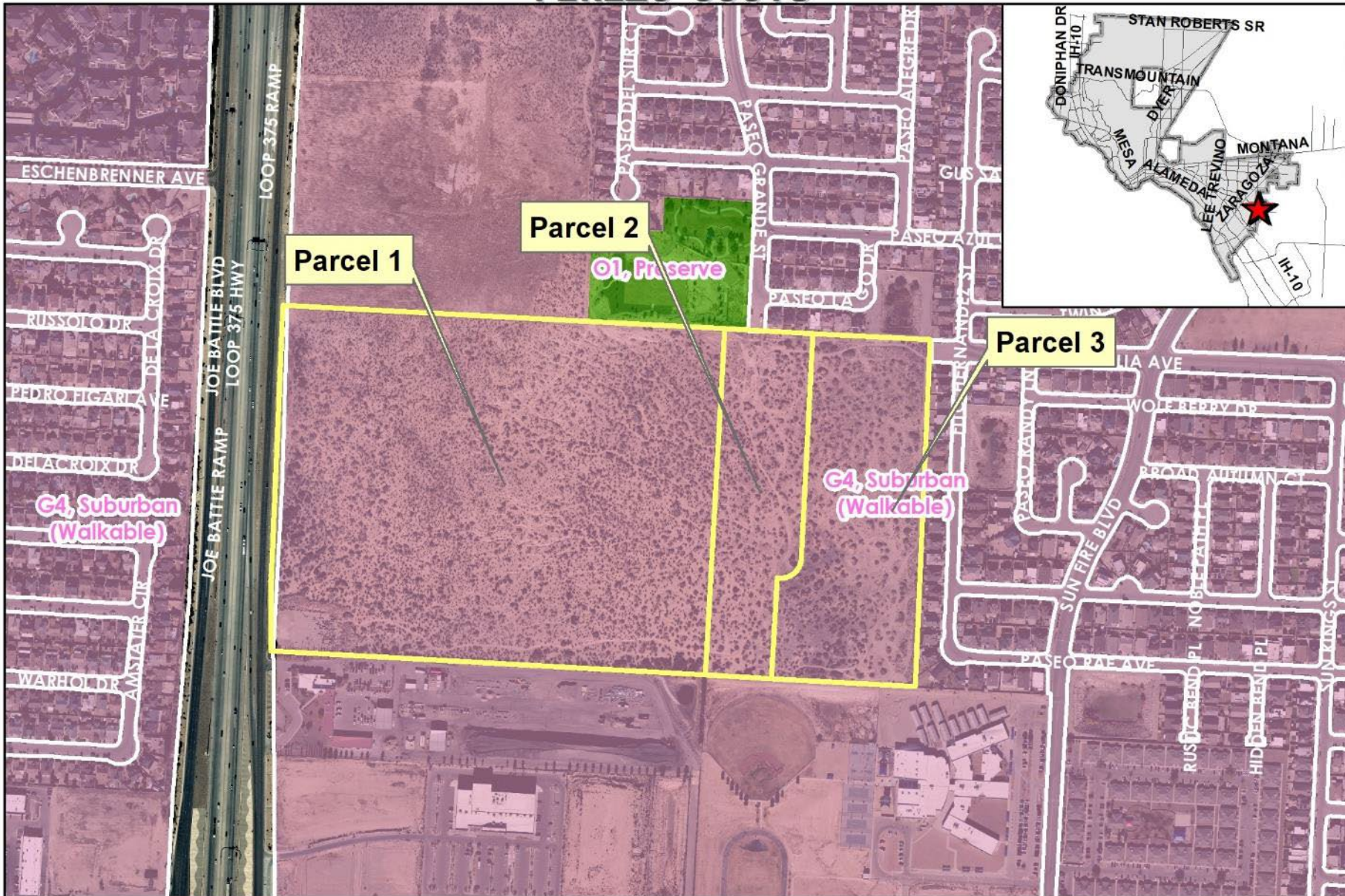
## Existing Zoning

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 Subject Property





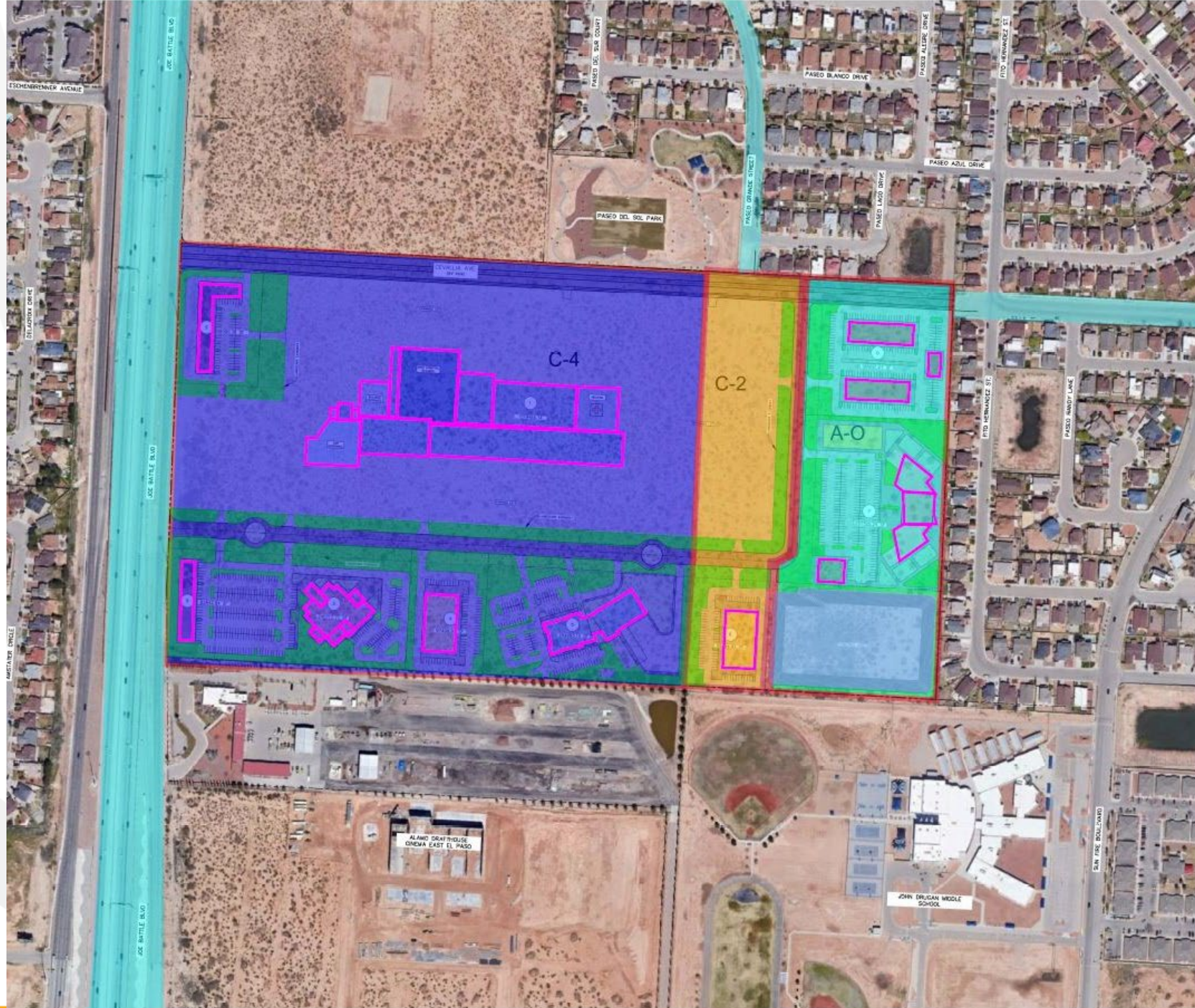
# Future Land Use Map

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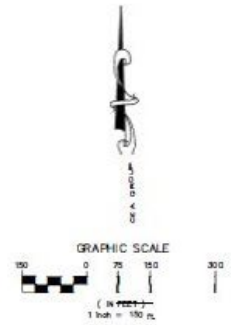


Subject Property





# Conceptual Plan



CONCEPT PLAN

# Subject Property



# Surrounding Development



N



W



S

E



# Public Input

- Notices were mailed to property owners within 300 feet prior to public hearing
- The Planning Division has received 4 phone calls and 3 emails in opposition to the request.







## Recommendation

- Staff and CPC (8-0) recommend approval with conditions of the rezoning request



## Recommendation

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 twenty feet (20') on center along the property lines adjacent to residential or ranch and farm 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 or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.
2. Within twenty feet (20') from the front property line abutting Joe Battle Boulevard, no parking or vehicular storage or display shall be allowed.
3. No motor vehicle repair uses shall be allowed within 600-feet of Paseo Del Sol Park.



## 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