



ITEM 46 & 47

# South of Stan Roberts Sr. Ave. and Northwest of US-54 Patriot Freeway Rezoning and Condition Release

PZRZ24-00014

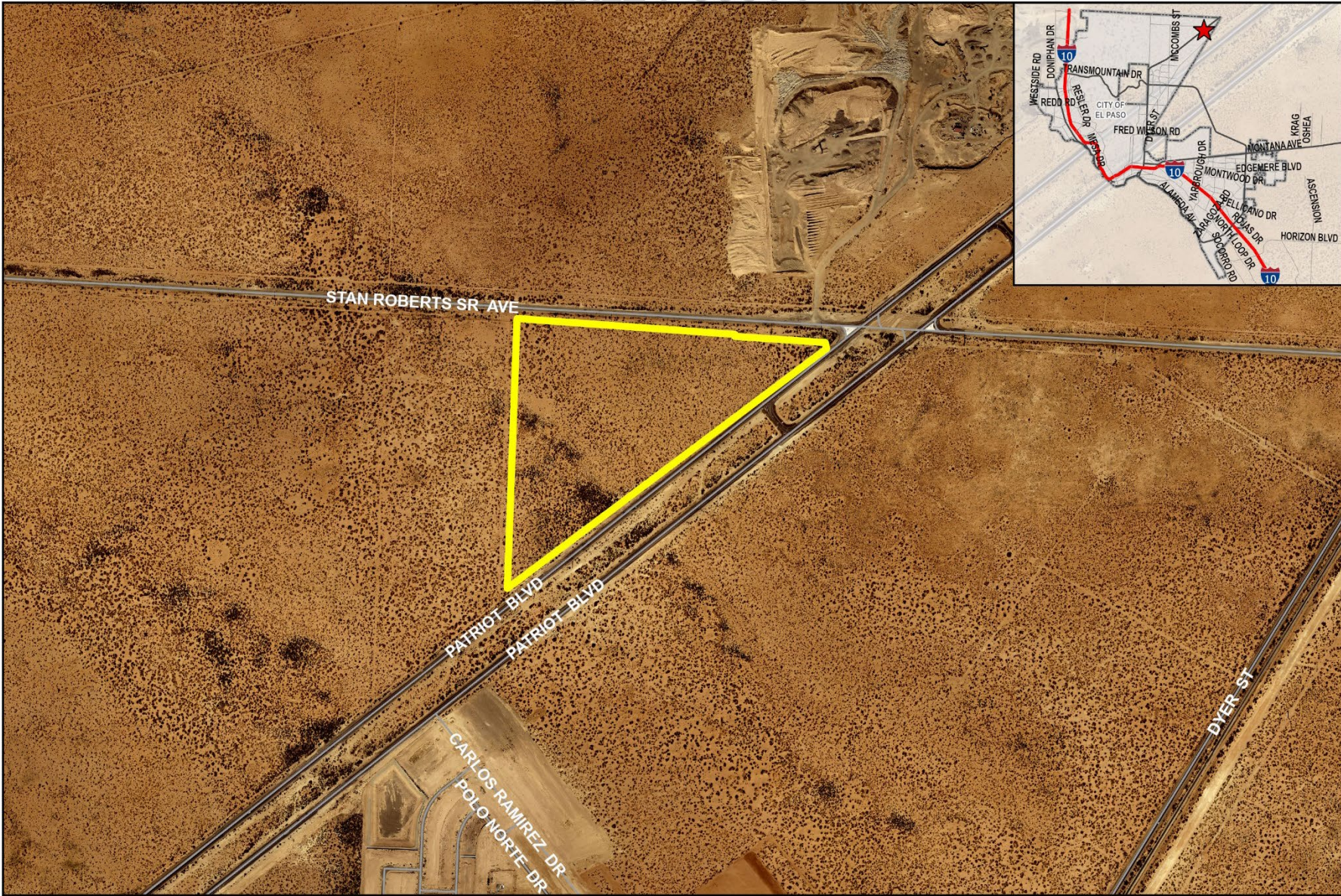
PZCR24-00004

**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.



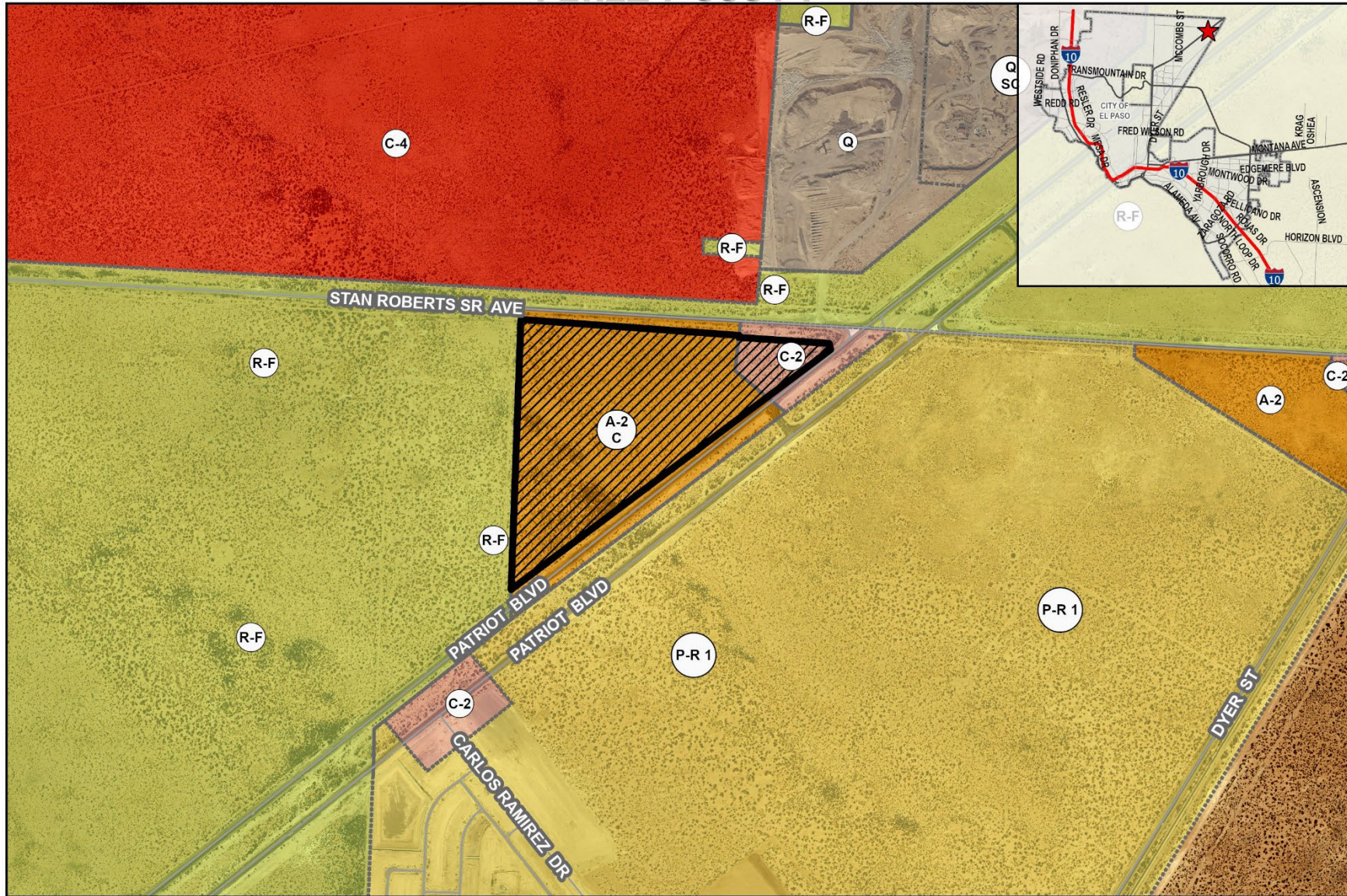
 Subject Property

0 235 470 940 1,410 1,880 Feet





PZRZ24-00014



# Existing Zoning

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.

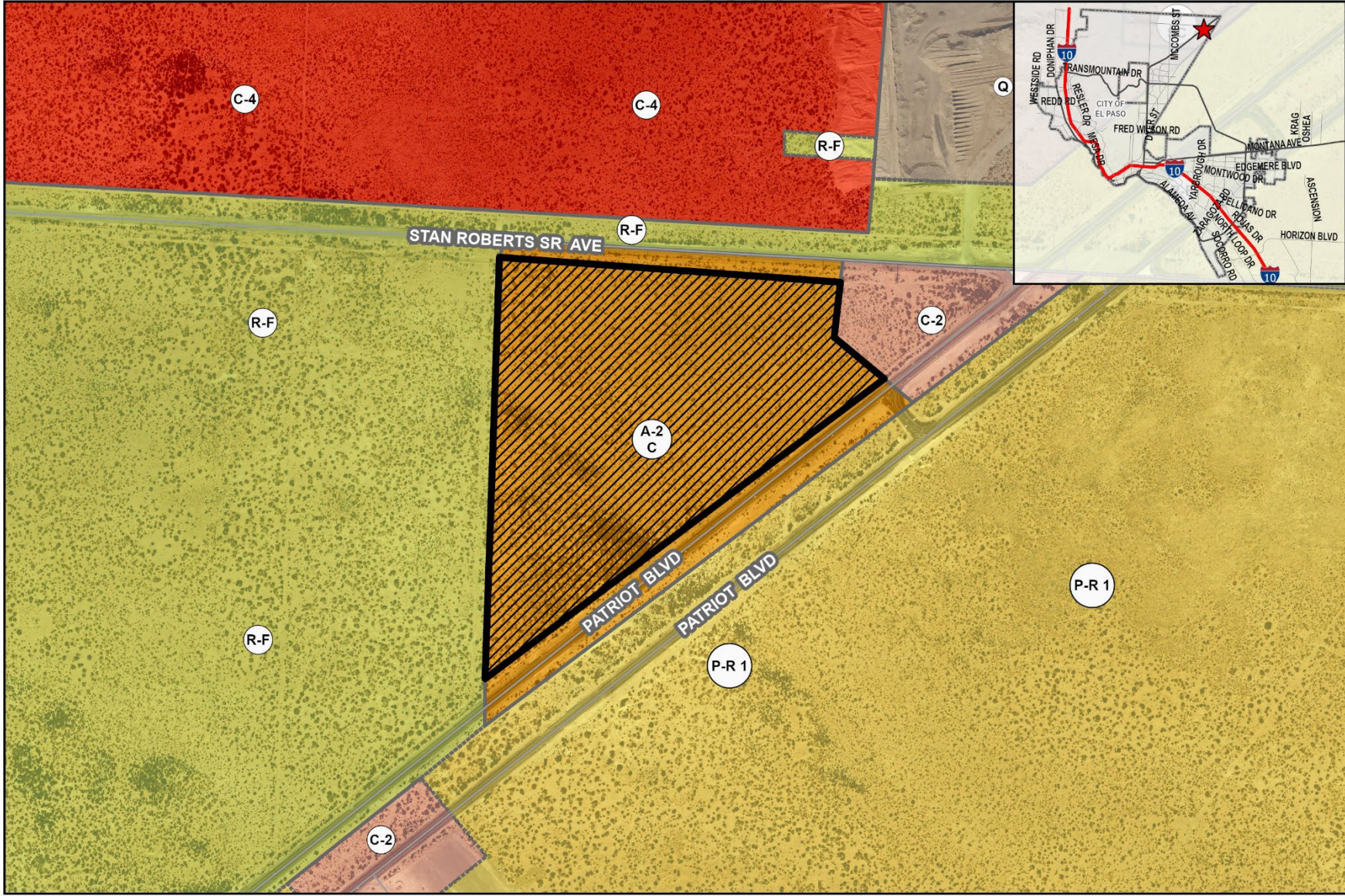


 Subject Property





# PZCR24-00004

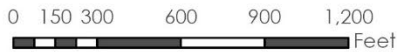


## Existing Zoning

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



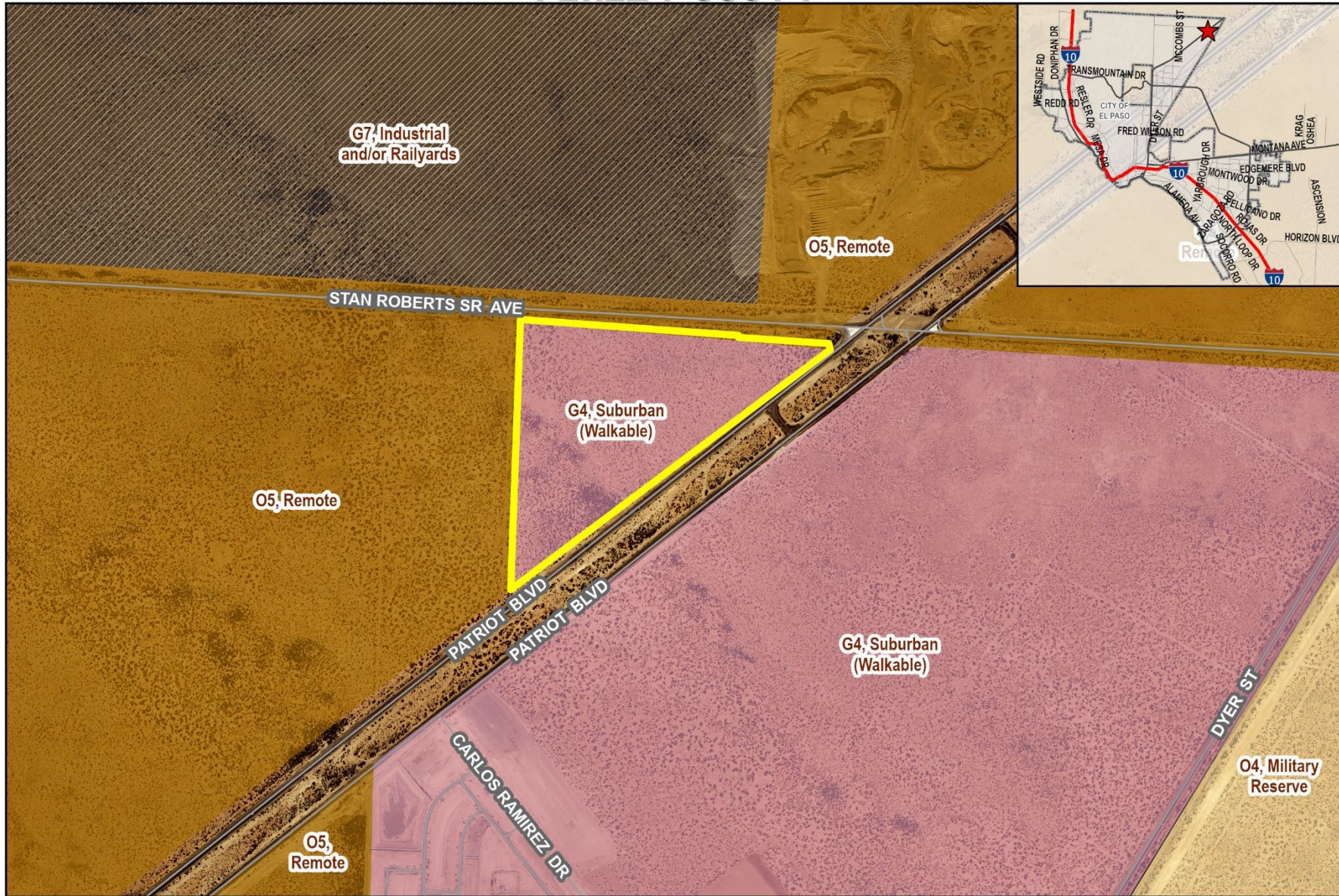


**Current condition on the subject property  
per Ordinance No. 16754, dated October 9, 2007:**

Condition

*That parking, air conditioning units, trash containers, utility boxes, and service areas shall be located in the rear of the buildings and be screened from view by fencing or landscaping.*





# Future Land Use

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



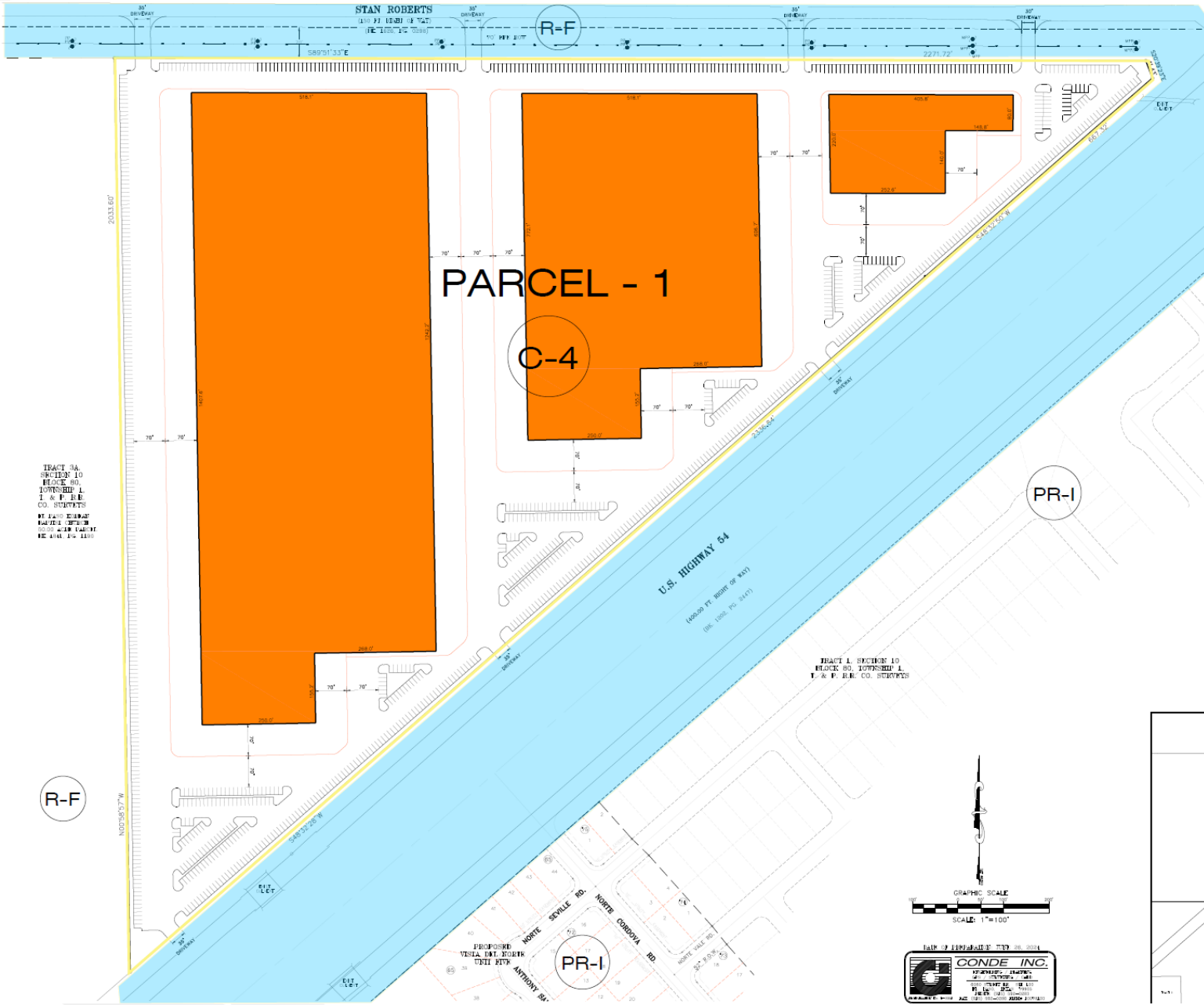


# REZONING PLAN

BEING A PORTION OF TRACT 3,  
SECTIONS 10, BLOCK 80, TSP 1,  
TEXAS AND PACIFIC RAILROAD Co. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 54.351 ACRES



## Conceptual Site Plan



### PARKING INFORMATION

**OFFICE/WAREHOUSE:**  
TOTAL SITE: 2,367,555.33 SQ. FT. = 54.351 AC.  
TOTAL BUILDING: 1,108,583.04 SQ. FT.

PROPOSED BUILDINGS

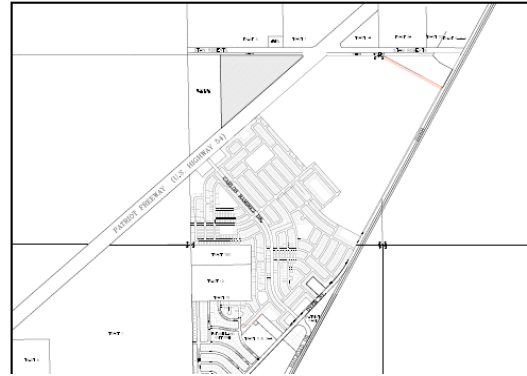
### PROPOSED ZONING

C-4

FRONT YARD	0 ft.
REAR YARD	10 ft.
SIDE YARD	10 ft.
SIDE ABUTTING STREET	10 ft.

PARCEL	ACRES	PROPOSED ZONING	EXISTING ZONING
1	54.351	C-4	A-20 & C-2

### LOCATION MAP



GRAPHIC SCALE  
SCALE: 1"=100'

CONDE INC.  
REGISTERED ARCHITECT  
1000 W. 11TH ST. SUITE 100  
EL PASO, TEXAS 79910  
PHONE: 915.762.1111  
FAX: 915.762.1112



# Subject Property





# Surrounding Development



N



W



S





# Public Input

- Notices were mailed to property owners within 300 feet on October 10, 2024.
- The Planning Division has not received any communication in support or opposition to the request from the public.







## Recommendation

- Staff and CPC recommended approval with the condition of the rezoning request. The condition is the following:  
*That within twenty feet (20') from the property line abutting US-54, no parking or vehicular storage or display shall be allowed.*
- *Staff and CPC also recommended approval of the condition release 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