



ITEMS 35 & 36

# 1837 Grandview Ave. Rezoning & Condition Release

PZRZ21-00033

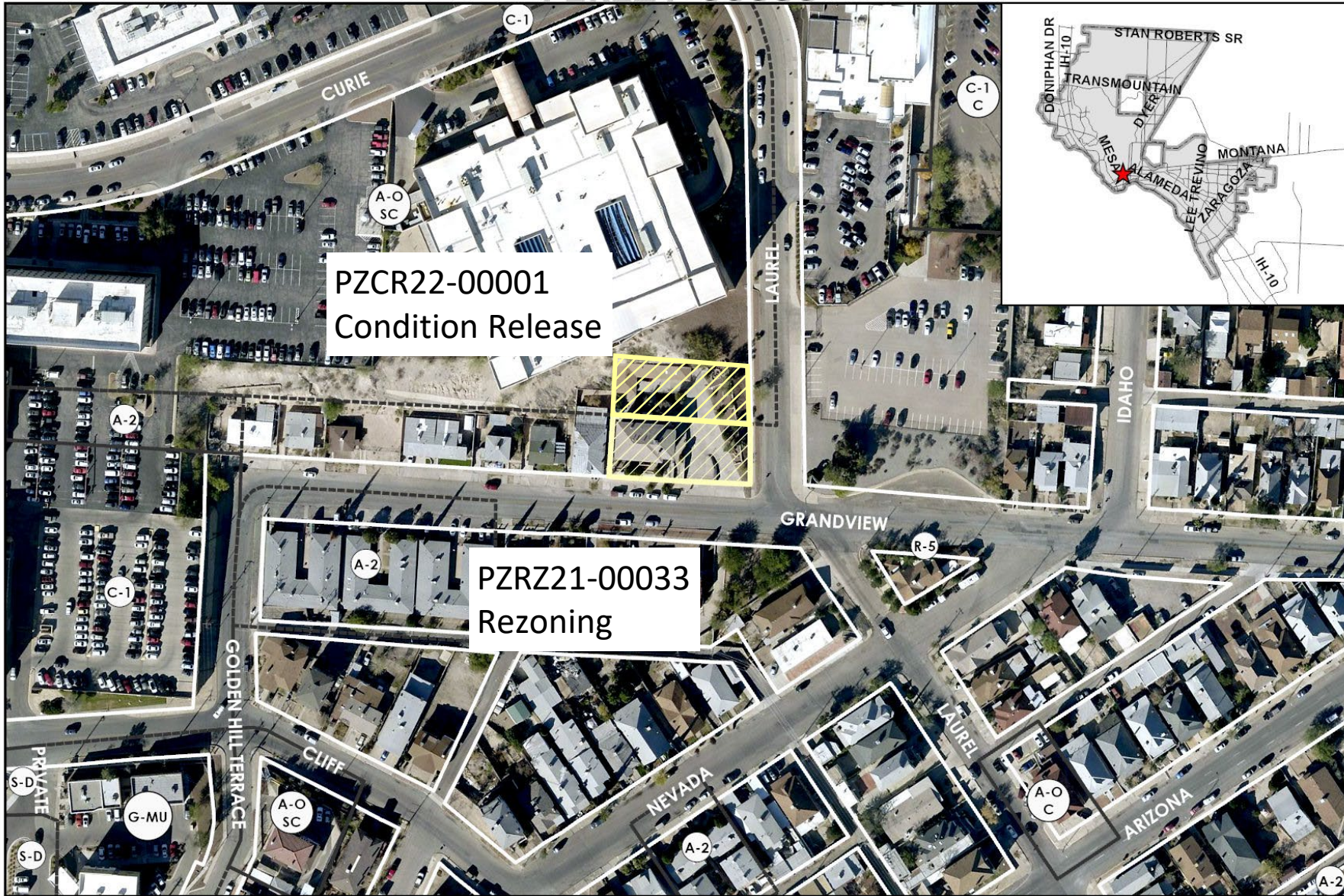
PZCR22-00001

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso



# PZRZ21-00033



# 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.



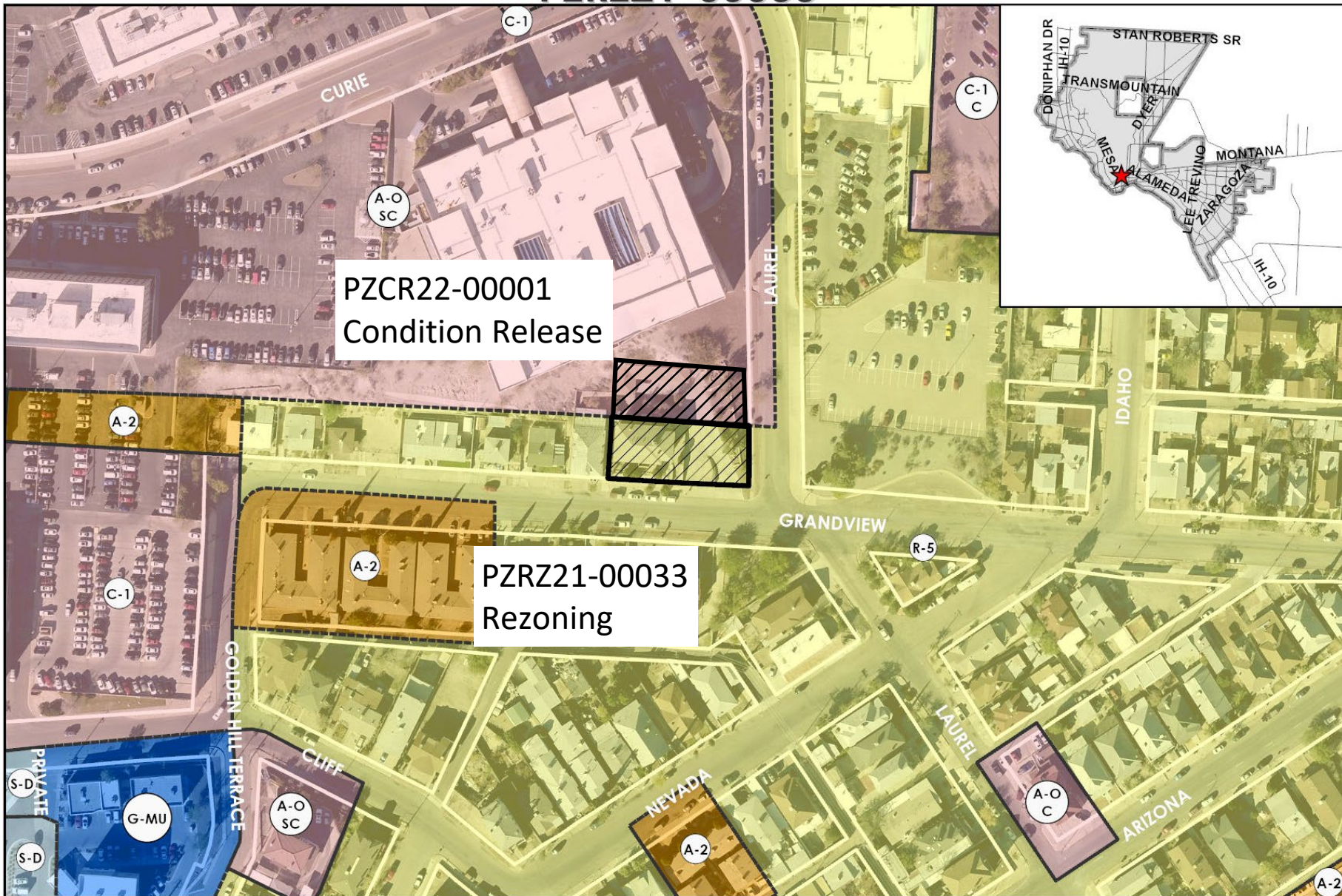
 Subject Property



# PZRZ21-00033



## Existing Zoning



PZCR22-00001  
Condition Release

PZRZ21-00033  
Rezoning

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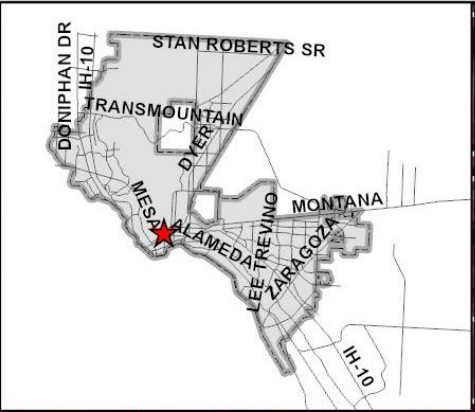
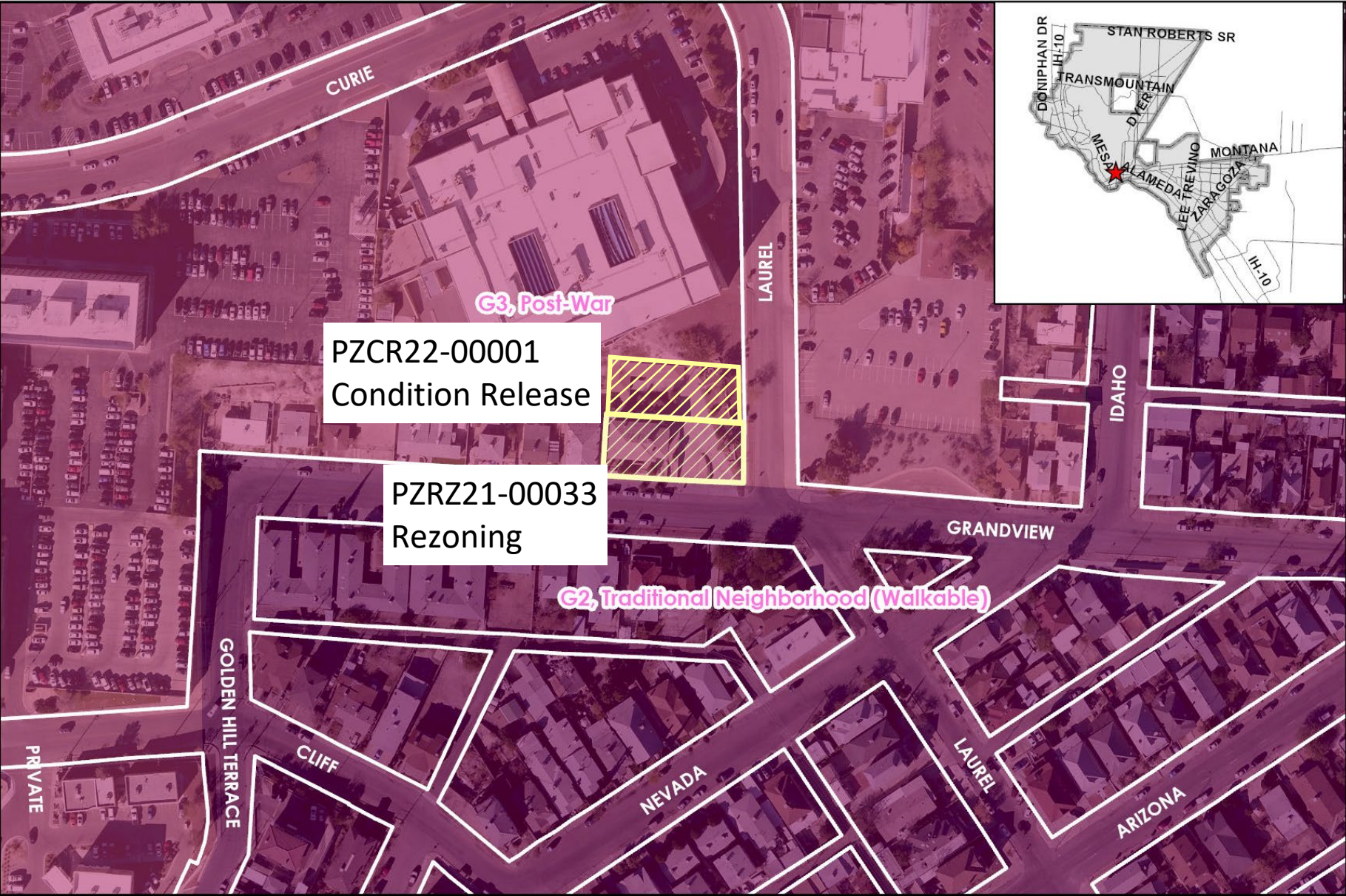
Subject Property



# PZRZ21-00033



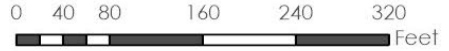
## Future Land Use



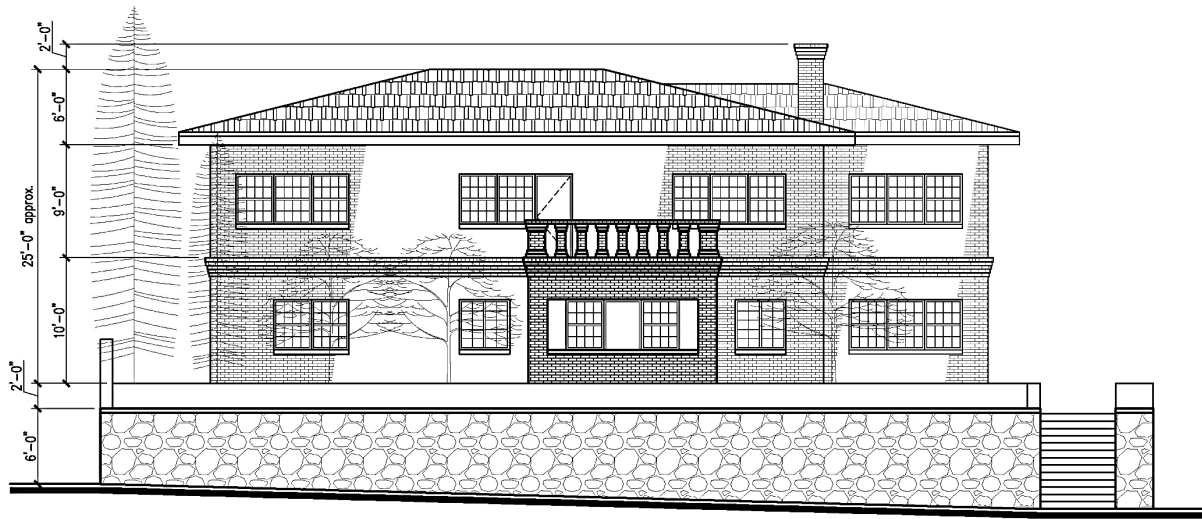
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 Subject Property

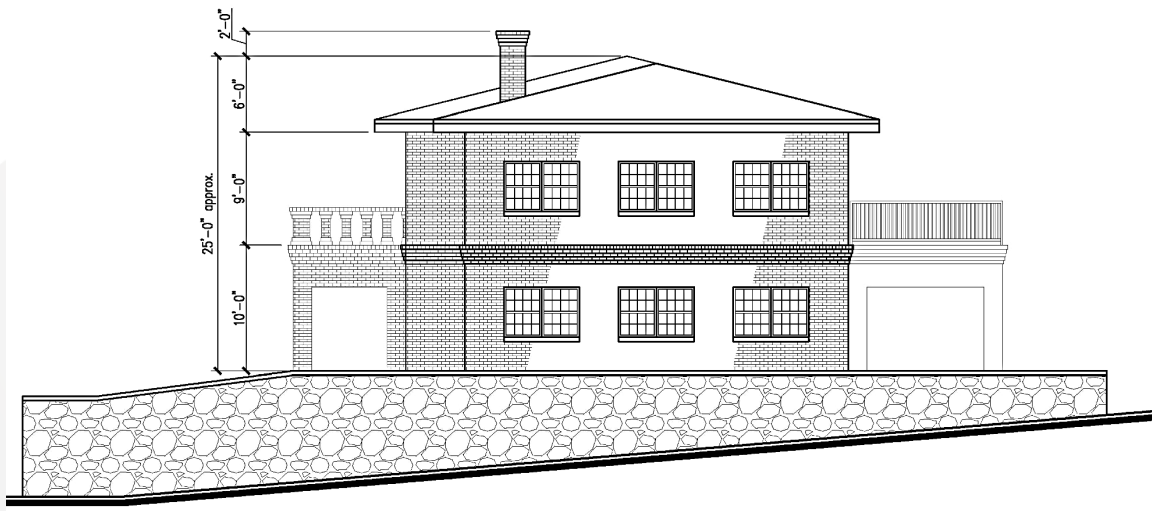






# Elevations

2 SOUTH ELEVATION  
1/8" = 1'-0"



LOT 1

LOT  
HIGH  
ADDI

3 EAST ELEVATION  
1/8" = 1'-0"

# Case History

Ordinance No. 5193, dated October 18, 1973 (amended by Ordinance No. 5691) rezoned the northern portion of the property to A-O (Apartment/Office) and imposed conditions through a special contract (amended December 5, 1974). Imposed conditions are the following:

1. Prior to the issuance of building permits for construction on the property, complete and detailed site development and architectural plans of the proposed development must be submitted by First Parties and approved by the City Plan Commission of the City of El Paso. All improvements on the property must be built in accordance with such approved plans.

*Condition to remain in effect*

# Case History

2. Prior to the issuance of certificates of occupancy and compliance for any buildings constructed on the property, First Parties will, at no cost to the City, do the following:
  - a. First Parties will dedicate in writing and construct a deceleration traffic lane along Murchison Drive, including grading, paving, curbing and gutters. Such deceleration lane shall be dedicated and constructed in accordance with plans and specifications to be approved by the Director of Traffic and Transportation of the City of El Paso.
  - b. First Parties will enlarge and modify the Wright Street Dam to provide proper drainage for additional storm water runoff resulting from development of First Parties' property. Such enlargement and modification shall be done in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso.
  - c. First Parties will dedicate in writing and construct a 60-foot wide extension of Medical Center (Utah) Street between its present northerly terminus and Murchison Drive, including grading, paving, curbing and gutters. Such street extension shall be dedicated and constructed in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso.

The City Engineer must certify that First Parties have complied with this paragraph and have completed all improvements required hereunder before certificates of occupancy and compliance will issue.



# Case History

3. The following part of the property shall be used only for the following purposes:
  - a. Medical, dental, clinic, hospital, rest home, licensed healing service;
  - b. Medical research laboratory;
  - c. A use customarily incidental or subordinate to one of the above uses, providing that such use is so situated within a building that it is not directly accessible from any public way, that no sign or window display relating to such use is discernible from any public way, that such use does not involve the keeping of a stock of goods on the premises, and that it does not generate commercial vehicular traffic.
  - d. Permit the construction of office buildings. (*\*Condition 3 amended on December 5, 1974 to include this*)

# Case History

4. For a period of five years from the date hereof, no building shall be erected on the following part of the property and such part of the property shall be used only as a site for off-street parking facilities for the uses conducted on the tract described in paragraph 3 above:

After the expiration of such five-year period, said 11.26 acre parcel shall be used only for the purposes listed in paragraph 3 above or as a site for off-street parking facilities.

*Condition deleted on December 5, 1974*

In addition to the special contract imposing conditions, there is an Option Agreement, dated October 16, 1973, which was subsequently cancelled by amendment on December 5, 1974.

# Subject Property



# Surrounding Development



N



W

S

E

12

# Public Input

- Notices were mailed to property owners within 300 feet on June 30, 2022.
- The Planning Division has received 2 letters in support the **rezoning** request, and 1 letter in support to the **condition release** request.



# Recommendation

Staff recommends **approval** of the rezoning request with conditions, **approval** of the detailed site development plan, and **approval** of the condition release request

CPC recommends unanimous **approval** of the rezoning request with conditions, **approval** of the detailed site development plan and **approval** of the condition release request. The condition is the following:

*A Detailed Site Development Plan shall be reviewed and approved by the City Plan Commission prior to issuance of building permits*



## 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